7/9/2026 Meeting Video
Part 1 - https://youtu.be/Y2iaba3fUF8
Part 2 - https://youtu.be/tsToZiV3DsI

HIDEOUT, UTAH TOWN COUNCIL
REGULAR MEETING AND PUBLIC HEARING
July 09, 2026
Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, UT will hold a Regular Meeting at 5:00 PM and Public Hearing at 6:30 PM or soon thereafter, on Thursday, July 9, 2026 in the Town of Hideout Council Room, located at 10860 N. Hideout Trail, Hideout, Utah for the purposes and at the times described below.

The public may join remotely, attend in-person, and view the open portions of this meeting by connecting to: https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/

Interested parties may join via Zoom:
Meeting URL: https://zoom.us/j/4356594739 | Meeting ID: 435 659 4739

Regular Meeting
5:00 PM

I. Welcome

II. Call to Order

III. Roll Call

IV. Pledge of Allegiance

V. Approval of Council Minutes

1. Approval of the April 9, 2026 Town Council Meeting Minutes
2. Approval of the May 6, 2026 Town Council Meeting Minutes
3. Approval of the May 14, 2026 Town Council Meeting Minutes

VI. Possible Closed Executive Session

1. Possible Closed Executive Session to discuss pending or reasonably imminent litigation, the character and professional competence or physical or mental health of an individual; deployment of security personnel, devices or systems, the sale or acquisition of real property; and/or another permitted purpose under UCA§52-2-205.

VII. Public Comment - Three (3) minutes per person.

1. The Public Comment period provides an opportunity for individuals to offer general public comment on items not listed on the agenda. The intent of this period is for the Council to listen to the public; not a dialogue or decision-making period. Comments regarding items scheduled for a Public Hearing will be taken during the designated hearing.

Mayors Report

1. The Mayor will provide general updates on current projects, community events, and upcoming calendar items.

IX. Agenda Items

The Mayor may take agenda items out of order as needed to facilitate the efficient conduct of the meeting.

1. Presentation and Review of the Annual Audit. - Ben Probst - Spencer Hintzie, Gilbert & Stewart (10 min.)
2. Discussion and Presentation of the Annual Fraud Risk Assessment – Ben Probst - Spencer Hintzie, Gilbert & Stewart (10 min.)
3. Review and Consideration for Adoption of a GRAMA-Compliant Confidentiality and Non-Disclosure Agreement (for Economic Development Discussions) – Corbin Gordon, Town Attorney (10 min.)
4. Discussion and Review of Parking and Code Enforcement Services Agreement with Interstate Parking - Corbin Gordon, Town Attorney (10 min.)
5. Review and Possible Adoption of Resolution 2026-R-XX, to establish an Artificial Intelligence Policy for City Operations. - Corbin Gordon, Town Attorney (10 min.)

X. Public Hearing 6:00 PM

The purpose of a public hearing is to receive public comments on the proposed items.

The Town Council may take action following public comment upon conclusion of the public hearing.

1. Review of Employment Termination – Jan McCosh (10 min.)
2. Review of Employment Termination - Town Council (Closed Session - 10 min.)
3. Vote on Review of Employment Termination – Town Council (Public Session - 2 min.)
4. Discussion and Consideration to amend the Town of Hideout Fee and Rate Schedule to add a civil penalty for violation of the Hideout Municipal Code Section 7.16.038, Emergency Access Areas; Fire Lanes; Obstruction prohibited, Penalties. - Corbin Gordon, Town Attorney (10 min.)

XI. Committee Updates

1. Planning Commission - *Thomas Eddington, Town Planner*
2. Infrastructure and Public Safety Advisory Committee (IPSAC) - *Council Members Gunn, and Cooper*
3. Economic Development and Budget Advisory Committee - *Council Member Brady*
4. Community Engagement/Communications Committee - *Mayor Severini and Council Member Ginsberg*
5. Transportation and Parks, Open Space, and Trails (POST) Committee - *Council Member Haselton*

XII. Meeting Adjournment

1.

I, Maria Devereux, the Recorder for the Town of Hideout, UT, do hereby certify that the above July 9, 2026 Hideout Town Council Meeting Notice & Agenda was posted at the following locations: 1) Hideout Town Hall 2) Town website www.hideoututah.gov and 3) the Utah Public Notice Website at www.utah.gov/pmn.

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

Posted July 6, 2026

File Attachments for Item:

2. Presentation and Review of the Annual Audit. - Ben Probst - Spencer Hintzie, Gilbert & Stewart (15 min.)

Utah Retirement Systems
Finance Division
560 East 200 South | Salt Lake City, UT 84102-2021
801-366-7361 | 800-753-7361 | Fax: 801-366-7729
www.urs.org

TOWN OF HIDEOUT
10860 N HIDEOUT TRAIL

HIDEOUT, UT 84036

August 10, 2025

To the Finance Director and Independent Auditor:

As part of your entity's financial reporting requirements under **Governmental Accounting Standards Board (GASB) Statement No. 68**, we are pleased to provide the reporting schedules and supporting documentation prepared by Utah Retirement Systems for the fiscal year ending June 30, 2025.

These schedules have been prepared using assumptions provided by our consulting actuary, Gabriel, Roeder, Smith & Company, and are based upon actuarial valuation dated January 1, 2024.

These schedules include:

- Your proportionate share of the collective net pension liability and/or net pension asset
- Deferred inflows and outflows of resources related to pensions
- Annual pension expense
- Relevant disclosures and footnotes in compliance with GASB 68
- A set of journal entries to assist with accurate and consistent financial reporting

We are pleased to report that our independent auditors, **Eide Bailly**, have expressed an **unmodified opinion** on the GASB 68 schedules as found in our 2024 Annual Comprehensive Financial Report (ACFR). You can access the ACFR directly at **www.urs.org/general/Publications**.

In addition, a **SOC 1 Type 2 report** covering the defined benefit pension processing system and related general computer controls was completed as of May 31, 2025, and received an **unmodified opinion**. A copy of the SOC report is available for your review through our secure employer portal. Should you have any questions or require additional information, please email our office at **GASB@urs.org**.

Thank you for your attention to this important reporting process.

Sincerely,

Rob Dolphin, CPA
Chief Financial Officer
Utah Retirement Systems

TOWN OF HIDEOUT
Notes to the Financial Statements
for Fiscal Year Ended June 30, 2025

Note A - Summary of Significant Accounting Policies

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

Deferred outflows/inflows of resources: In addition to assets, financial statements will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources* , represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources* , represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

Note X - Pension Plans

General Information About the Pension Plan

Plan Description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. Participation in Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost sharing, retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer cost sharing public employee retirement system.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

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

Summary of Benefits by System

Benefits provided: URS provides retirement, disability, and death benefits.

Retirement benefits are as follows:

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit	Benefit Percentage per Year of Service	COLA **
Noncontributory System	Highest 3 Years	30 years, any age 25 years, any age* 20 years, age 60* 10 years, age 62* 4 years, age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 Years	35 years, any age 20 years, age 60* 10 years, age 62* 4 years, age 65	1.50% per year all years	Up to 2.5%

* Actuarial reductions are applied.

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable), is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2025 are as follows:

	Tier 1 - DB System			Tier 2 - DB Hybrid System				Tier 2 - 401(k) Option			
	Employee	Employer	ER 401(k)	Tier 2 Fund	Employee	Employer	ER 401(k)	Tier 2 Fund	Employee	Employer	ER 401(k)
Noncontributory System											
15 Local Government	-	16.97	-	111	0.70	15.19	-	211	-	5.19	10.00

***Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

Contribution Summary

For fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System		Employer		Employee
Noncontributory System	$	41,640	$	-
Tier 2 Public Employees System	$	53,145	$	2,449
Tier 2 DC Public Employees Plan	$	4,232	$	-
Total Contributions	$	99,017	$	2,449

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

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Relating to Pensio

At June 30, 2025, we reported a net pension liability of $ 138,514 and a net pension asset of $ 0.

Measurement Date: December 31, 2024

System	Net Pension Liability	Net Pension Asset	Proportionate Share	Proportionate Share Dec 31, 2023	Change (Decrease) / Increase
Noncontributory System	$ 106,096	$ -	0.0334571 %	0.0373245 %	(0.0038674)%
Tier 2 Public Employees System	$ 32,417	$ -	0.0108695 %	0.0082992 %	0.0025703 %
	$ 138,514	$ -			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024, and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025, we recognized a pension expense of $ 141,472.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 77,232	$ 223
Changes in assumptions	$ 19,603	$ 3
Net difference between projected and actual earnings on pension plan investments	$ 34,030	$ -
Changes in proportion and differences between contributions and proportionate share of contributions	$ 5,755	$ 215
Contributions subsequent to the measurement date	$ 49,658	$ -
	$ 186,278	$ 442

$ 49,658 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 65,191
2026	$ 64,479
2027	$ (10,572)
2028	$ 638
2029	$ 7,220
Thereafter	$ 9,223

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

For the year ended June 30, 2025, we recognized pension expense of $ 106,192.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 63,218	$ -
Changes in assumptions	$ 8,776	$ -
Net difference between projected and actual earnings on pension plan investments	$ 31,958	$ -
Changes in proportion and differences between contributions and proportionate share of contributions	$ 1,189	$ 74
Contributions subsequent to the measurement date	$ 20,820	$ -
	$ 125,961	$ 74

$ 20,820 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 61,579
2026	$ 58,824
2027	$ (12,967)
2028	$ (2,368)
2029	$ -
Thereafter	$ -

Contributory System Pension Expense, and Deferred Outflows and Inflows of Resources

This section doesn't apply to your entity and is intentionally left blank.

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

This section doesn't apply to your entity and is intentionally left blank.

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

This section doesn't apply to your entity and is intentionally left blank.

Judges Retirement System Pension Expense, and Deferred Outflows and Inflows of Resources

This section doesn't apply to your entity and is intentionally left blank.

Governors & Legislators Plan Pension Expense, and Deferred Outflows and Inflows of Resources

This section doesn't apply to your entity and is intentionally left blank.

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

For the year ended June 30, 2025, we recognized pension expense of $ 35,280.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 14,014	$ 223
Changes in assumptions	$ 10,827	$ 3
Net difference between projected and actual earnings on pension plan investments	$ 2,072	$ -
Changes in proportion and differences between contributions and proportionate share of contributions	$ 4,566	$ 141
Contributions subsequent to the measurement date	$ 28,838	$ -
	$ 60,316	$ 368

$ 28,838 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 3,612
2026	$ 5,655
2027	$ 2,395
2028	$ 3,006
2029	$ 7,220
Thereafter	$ 9,223

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

This section doesn't apply to your entity and is intentionally left blank.

Actuarial Assumptions

The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary Increases	3.5 - 9.5 percent, average, including inflation
Investment Rate of Return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

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

	Expected Return Arithmetic Basis		
Asset Class	**Target Asset Allocation**	**Real Return Arithmetic Basis**	**Long Term Expected Portfolio Real Rate of Return**
Equity securities	35.00 %	7.01 %	2.45 %
Debt securities	20.00 %	2.54 %	0.51 %
Real assets	18.00 %	5.45 %	0.98 %
Private equity	12.00 %	10.05 %	1.21 %
Absolute return	15.00 %	4.36 %	0.65 %
Cash and cash equivalents	- %	0.49 %	- %
Totals	100.00 %		5.80 %
	Inflation		2.50 %
	Expected arithmetic nominal return		8.30 %

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

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate, and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current, active, and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1.00 percentage point lower (5.85 percent) or 1.00 percentage point higher (7.85 percent) than the current rate:

System	1% Decrease or 5.85%	Discount Rate of 6.85%	1% Increase or 7.85%
Noncontributory System	$ 448,700	106,096	(181,238)
Tier 2 Public Employees System	$ 96,822	32,417	(17,684)
Total	$ 545,523	138,514	(198,921)

***Pension plan fiduciary net position: Detailed information about the fiduciary net position of the pension plans is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

TOWN OF HIDEOUT participates in the following Defined Contribution Savings Plans with

* 401(k) Plan

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

		2025	2024	2023
401(k) Plan				
Employer Contributions	$	8,785	8,151	6,038
Employee Contributions	$	21,606	26,021	3,983

Schedule of Required Supplementary Information

Schedule of the Proportionate Share of the Net Pension Liability
TOWN OF HIDEOUT
Measurement Date of December 31, 2024
June 30, 2025
Last 10 Fiscal Years*

System	Proportion of the Net Pension Liability/(Asset)	Proportionate Share of the Net Pension Liability/(Asset)	Covered Payroll	Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered-Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability/(Asset)
Noncontributory Retirement System	0.0334571 %	$ 106,096	$ 266,235	39.85 %	96.02 %
Tier 2 Public Employees System	0.0108695 %	$ 32,417	$ 322,016	10.07 %	87.44 %

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the net pension liability (asset) in their RSI. This schedule will need to be built prospectively. The schedule above is only for the current year. Prior numbers are available from your prior year note disclosure.

Schedule of Required Supplementary Information

Schedule of Contributions

TOWN OF HIDEOUT

June 30, 2025

System	As of Fiscal Year Ended June 30	Actuarial Determined Contributions	Contributions in Relation to the Contractually Required Contribution	Contribution Deficiency (Excess)	Covered Payroll	Contri-butions as a Percentage of Covered Payroll
Noncontributory Retirement System	2023	$ 58,271	$ 58,271	$ -	$ 324,267	17.97 %
	2024	58,648	58,648	-	326,364	17.97 %
	2025	41,640	41,640	-	245,373	16.97 %
Tier 2 Public Employees System	2023	$ 28,652	$ 28,652	$ -	$ 178,961	16.01 %
	2024	45,775	45,775	-	285,914	16.01 %
	2025	53,145	53,145	-	349,866	15.19 %
Tier 2 DC Public Employees System	2023	$ 3,538	$ 3,538	$ -	$ 57,157	6.19 %
	2024	4,735	4,735	-	76,502	6.19 %
	2025	4,232	4,232	-	81,550	5.19 %

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

** Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and other administrative practices.

Notes to Required Supplementary Information

TOWN OF HIDEOUT

for fiscal year ended June 30, 2025

Changes in Assumptions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

Utah Retirement Systems
Pension Beginning and Ending Values
TOWN OF HIDEOUT
June 30, 2025

	Beginning Values			Ending Values		
GASB 68 Schedule	**Liability**	**Asset**	**NPL / (NPA)**	**Liability**	**Asset**	**NPL / (NPA)**
Noncontributory Retirement System	86,577	-	86,577	106,096	-	106,096
Contributory Retirement System	-	-	-	-	-	-
Public Safety Retirement System	-	-	-	-	-	-
Firefighters Retirement System	-	-	-	-	-	-
Judges Retirement System	-	-	-	-	-	-
Governors and Legislators Retirement Plan	-	-	-	-	-	-
Tier 2 Public Employees System	16,153	-	16,153	32,417	-	32,417
Tier 2 Public Safety and Firefighters System	-	-	-	-	-	-
Total	102,730	-	102,730	138,514	-	138,514

	Net Pension Liability / (Asset) at 12/31/2023			Net Pension Liability / (Asset) at 12/31/2024		
Retirement System	**System Total NPL / (NPA)**	**Proportionate Share**	**Beginning Values**	**System Total NPL / (NPA)**	**Proportionate Share**	**Ending Values**
Noncontributory						
Local Government	231,956,482	0.0373245 %	86,577	317,111,594	0.0334571 %	106,096
State and School	2,048,986,257	- %	-	2,262,121,013	- %	-
Higher Education	(79,147,534)	- %	-	(103,046,737)	- %	-
Contributory						
Local Government	8,254,386	- %	-	12,532,595	- %	-
State and School	9,286,615	- %	-	29,579,943	- %	-
Higher Education	(6,864,636)	- %	-	(17,075,961)	- %	-
Public Safety						
Other Div A	143,016,404	- %	-	154,730,140	- %	-
Other Div B	65,371,227	- %	-	72,130,821	- %	-
State of Utah	112,397,953	- %	-	125,390,625	- %	-
SLC	59,042,088	- %	-	58,374,229	- %	-
Ogden	13,756,638	- %	-	12,521,939	- %	-
Provo	10,774,932	- %	-	10,749,431	- %	-
Logan	3,927,340	- %	-	3,652,207	- %	-
Bountiful	4,355,799	- %	-	4,205,702	- %	-
Firefighters						
Other Div A	(23,469,427)	- %	-	(17,565,233)	- %	-
Other Div B	(169,850,908)	- %	-	(170,173,341)	- %	-
Judges	34,256,389	- %	-	40,416,441	- %	-
Utah Governors & Legislators	482,836	- %	-	409,048	- %	-
Tier 2 Public Employees	194,638,109	0.0082992 %	16,153	298,238,932	0.0108695 %	32,417
Tier 2 PS and Firefighters	37,669,209	- %	-	45,228,889	- %	-
Total	2,698,840,159		102,730	3,139,532,277		138,514

Utah Retirement Systems
Pension Entries for Net Pension Liability
TOWN OF HIDEOUT
June 30, 2025

	Net Pension Liability	
	Debit	**Credit**
Deferred Outflows of Resources Relating to Pensions		
Net Pension Liability	4,846	-
Differences Between Expected & Actual Experience	11,437	-
Changes in Assumptions	-	15,623
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	4,052	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	-	4,712

Deferred Inflows of Resources Relating to Pensions		
Net Pension Liability	-	182
Differences Between Expected & Actual Experience	41	-
Changes in Assumptions	9	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	131	-

Actuarial Pension Expense at Measurement Date for Current Year Contributions Recognized in NPL		
Actuarial Calculated Pension Expense	141,472	-
Net Pension Liability	-	40,448
Benefit Expense (Change in NPL Recognized in Current Period)	-	101,025

(Note: This entry is a non-budget adjustment)

Reverse Prior Year Deferred Outflow for Contributions from Fiscal Year End to Prior Year Net Pension Liability		
Deferred Outflows of Resources Relating to Pensions	-	51,740
Benefit Expense	51,740	-

(Note: This entry is a non-budget adjustment)

Contributions Subsequent to the Measurement Date		
Deferred Outflows of Resources Relating to Pensions	49,658	-
Benefit Expense	-	49,658

(Note: This entry is a non-budget adjustment)

	Pension Liability
Net Pension Liability Beginning of Year	**102,730**
Deferred Outflows of Resources	(4,846)
Deferred Inflows of Resources	182
Adjustment for Change in Net Pension Liability	40,448
Net Pension Liability End of Year	**138,514**
Net Pension Liability per GASB 68 Audited Schedule	138,514
Difference	-

Actuarial Calculated Pension Expense per GASB 68 Schedule for Net Pension Liability	
Noncontributory Retirement System	106,192
Contributory Retirement System	-
Public Safety Retirement System	-
Firefighters Retirement System	-
Judges Retirement System	-
Governors and Legislators Retirement Plan	-
Tier 2 Public Employees System	35,280
Tier 2 Public Safety and Firefighters System	-
Total Pension Expense	**141,472**

Utah Retirement Systems

Pension Entries for Net Pension Asset
TOWN OF HIDEOUT
June 30, 2025

	Net Pension Asset	
	Debit	**Credit**
Deferred Outflows of Resources Relating to Pensions		
Net Pension Asset	-	-
Differences Between Expected & Actual Experience	-	-
Changes in Assumptions	-	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	-	-
Deferred Inflows of Resources Relating to Pensions		
Net Pension Asset	-	-
Differences Between Expected & Actual Experience	-	-
Changes in Assumptions	-	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	-
Changes in Proportion and Differences Between Contributions and Proportionate Share of Contributions	-	-
Actuarial Pension Expense at Measurement Date for Current Year Contributions Recognized in NPA		
Actuarial Calculated Pension Expense	-	-
Net Pension Asset	-	-
Benefit Expense (Change in NPL Recognized in Current Period)	-	-

(Note: This entry is a non-budget adjustment)

Non-employer Portion Contributions as Revenue		
Non-employer Contributions	-	-
Benefit Expense	-	-

(This recognizes a portion of fire premium tax or court fees from the State of Utah as a non-employer contribution to the pension plan)

	Pension Asset
Net Pension Asset Beginning of Year	**-**
Deferred Outflows of Resources	-
Deferred Inflows of Resources	-
Adjustment for Change in Net Pension Asset	-
Net Pension Asset End of Year	**-**
Net Pension Asset per GASB 68 Audited Schedule	-
Difference	-
Actuarial Calculated Pension Expense per GASB 68 Schedule for Net Pension Asset	
Noncontributory Retirement System	-
Contributory Retirement System	-
Public Safety Retirement System	-
Firefighters Retirement System	-
Judges Retirement System	-
Governors and Legislators Retirement Plan	-
Tier 2 Public Employees System	-
Tier 2 Public Safety and Firefighters System	-
Total Pension Expense	**-**

Utah Retirement Systems

Consolidated Pension Entries for Net Pension Liability and Net Pension Asset
TOWN OF HIDEOUT
June 30, 2025

	Consolidated Journal Entries	
	Debit	**Credit**
Ending Pension Liability / (Asset) Balance		
Deferred Outflows of Resources Relating to Pensions	-	4,846
Deferred Inflows of Resources Relating to Pensions	182	-
Actuarial Calculated Pension Expense	141,472	-
Net Pension Liability	-	35,784
Net Pension Asset	-	-
Benefit Expense	-	101,025
Reverse Prior Year Deferred Outflow for Contributions from Fiscal Year End to Prior Year Net Pension Liability		
Deferred Outflows of Resources Relating to Pensions	-	51,740
Benefit Expense	51,740	-
Contributions Subsequent to the Measurement Date		
Deferred Outflows of Resources Relating to Pensions	49,658	-
Benefit Expense	-	49,658
Non-employer Portion Contributions as Revenue		
Non-employer Contributions	-	-
Benefit Expense	-	-

(This recognizes a portion of fire premium tax or court fees from the State of Utah as a nonemployer contribution to the pension plan)

	Net Pension Liability	**Net Pension Asset**
Beginnning Values	102,730	-
Entries	35,784	-
Ending Values	138,514	-
URS GASB 68 Schedule	138,514	-
Balance Check	-	-

	Deferred Outflows	**Deferred Inflows**
Beginnning Values	193,206	(624)
Entries	(6,928)	182
Ending Values	186,278	(442)
URS GASB 68 Footnote	186,278	(442)
Balance Check	-	-

Totals of All Entries	**Debit / (Credit)**
Deferred Outflows of Resources Relating to Pensions	(6,928)
Deferred Inflows of Resources Relating to Pensions	182
Actuarial Calculated Pension Expense	141,472
Net Pension Liability	(35,784)
Net Pension Asset	-
Non-employer Contributions	-
Benefit Expense	(98,943)
	-

Details of CTRBS Subsequent to Measurement Date from Jan 01, 2025 to Jun 30, 2025	
Noncontributory Retirement System	20,819.89
Contributory Retirement System	-
Public Safety Retirement System	-
Firefighters Retirement System	-
Judges Retirement System	-
Governors and Legislators Retirement Plan	-
Tier 2 Public Employees System	28,837.61
Tier 2 Public Safety and Firefighters System	-
Total Pension Contributions	**49,657.50**

Hideout Town

ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2025

Hideout Town

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June 30, 2025

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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As management of Hideout Town (the Town) we offer readers of the Town's financial statements this narrative overview and analysis of financial activities of the Town for the fiscal year ended June 30, 2025.

FINANCIAL HIGHLIGHTS

*Total net position for the Town as a whole increased by $375,005

*Total unrestricted net position for the Town as a whole increased by $438,845

*Total net position for governmental activities increased by $177,058

*Total net position for business-type activities increased by $197,948

BASIC FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the basic financial statements of Hideout Town. The basic financial statements comprise three components: (1) government wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

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

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

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

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

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

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

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

The Town maintains one major governmental fund, the general fund.

The Town adopts an annual appropriated budget for all its funds. A budgetary comparison schedule has been provided to demonstrate legal compliance with the adopted budget for the general fund.

The basic governmental fund financial statements can be found later in this report; see Table of Contents.

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

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The enterprise funds are considered major funds of the Town.

The proprietary fund financial statements can be found later in this report; see Table of Contents.

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

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

FINANCIAL ANALYSIS

Hideout Town's Net Position

	Governmental Activities		Business-type Activities			
	Current Year	Previous Year	Current Year	Previous Year	Total Current Year	Total Previous Year
Current and other assets	$ 4,896,313	3,947,338	2,140,011	1,672,841	7,036,324	5,620,179
Net capital assets	9,569,517	10,062,158	4,947,456	5,180,833	14,516,974	15,242,991
Deferred outflows of resources	78,237	81,147	108,041	112,059	186,278	193,206
Total assets and deferred outflows	**14,544,068**	**14,090,643**	**7,195,508**	**6,965,733**	**21,739,576**	**21,056,376**
Long-term debt outstanding	358,000	374,000	-	-	358,000	374,000
Other liabilities	2,699,920	2,449,461	306,796	274,863	3,006,715	2,724,324
Deferred inflows of resources	430,366	388,457	256	362	430,622	388,819
Total liabilities and deferred inflows	**3,488,286**	**3,211,918**	**307,052**	**275,225**	**3,795,337**	**3,487,144**
Net position:						
Net investment in capital assets	9,211,517	9,688,158	4,947,456	5,180,833	14,158,974	14,868,991
Restricted	1,409,005	762,825	-	-	1,409,005	762,825
Unrestricted	435,260	427,741	1,941,000	1,509,674	2,376,260	1,937,415
Total net position	**$ 11,055,782**	**10,878,724**	**6,888,456**	**6,690,508**	**17,944,238**	**17,569,232**

As noted earlier, net position may serve over time as a useful indicator of financial position. Total assets and deferred outflows of resources exceeded total liabilities and deferred inflow of resources at the close of the year by $17,944,238, an increase of $375,005 from the previous year.

Total unrestricted net position at the end of the year are $2,376,260 which represents an increase of $438,845 from the previous year. Unrestricted net position are those resources available to finance day-to-day operations without constraints established by debt covenants, enabling legislation, or other legal requirements.

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

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

FINANCIAL ANALYSIS (continued)

Hideout Town's Change in Net Position

	Governmental Activities		Business-type Activities			
	Current Year	Previous Year	Current Year	Previous Year	Total Current Year	Total Previous Year
Program revenues:						
Charges for services	$ 756,669	656,762	1,918,446	1,650,485	2,675,115	2,307,247
Operating grants & contributions	146,814	160,359	-	-	146,814	160,359
Capital grants & contributions	-	-	-	-	-	-
General revenues:						
Property taxes	1,126,312	623,777	-	-	1,126,312	623,777
Sales tax	399,555	359,346	-	-	399,555	359,346
Impact fees	394,571	335,413	106,395	100,245	500,966	435,658
Other revenues	125,623	129,873	45,891	31,673	171,514	161,546
Total revenues	**2,949,544**	**2,265,530**	**2,070,732**	**1,782,403**	**5,020,276**	**4,047,933**
Expenses:						
General government	1,580,898	1,214,572	-	-	1,580,898	1,214,572
Public safety	93,673	90,579	-	-	93,673	90,579
Highways & public improvements	1,083,000	370,833	-	-	1,083,000	370,833
Parks and recreation	1,124	9,956	-	-	1,124	9,956
Interest expense	13,791	10,689	-	-	13,791	10,689
Water utility	-	-	1,872,783	1,694,141	1,872,783	1,694,141
Total expenses	**2,772,486**	**1,696,629**	**1,872,783**	**1,694,141**	**4,645,270**	**3,390,770**
Change in net position	**$ 177,058**	**568,900**	**197,948**	**88,262**	**375,005**	**657,162**

For the Town as a whole, total revenues increased by $972,343 compared to the previous year, while total expenses increased by $1,254,500. The total net change of $375,005 is, in private sector terms, the net income for the year which was $282,157 less than the previous year's net change (net income).

Governmental activities revenues of $2,949,544 is an increase of $684,014 from the previous year. This increase is primarily due to increases in tax revenues. Governmental activities expenses of $2,772,486 is an increase of $1,075,857 from the previous year. While parks and recreation decreased, all other departments increased.

Business-type activities revenue of $2,070,732 is an increase of $288,329 from the previous year. Service revenues increased by $267,961 and impact fees increased by $6,150. Business-type activities expenses of $1,872,783 is an increase of $178,642 from the previous year.

BALANCES AND TRANSACTIONS OF INDIVIDUAL FUNDS

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

General Fund

The fund balance of $1,806,428 reflects an increase of $661,850 from the previous year. Total revenues increased by $601,651. Tax revenues, including property taxes and sales taxes, increased by $542,744. Licenses and permits revenues increased by $97,896. Intergovernmental revenue decreased by $13,545. Revenues from interest decreased by $4,378. All other revenues decreased by $21,066.

Total expenditures, exclusive of transfers out (if any), increased by $74,119. General government expenditures increased by $355,909, public safety expenditures increased by $3,094, streets and highways expenditures decreased by $262,485, and parks and recreation expenditures decreased by $8,832. Debt service expenditures decreased by $13,566.

The nonspendable and restricted general fund balance is $686,920 and $1,409,005, respectively, leaving a deficit unassigned fund balance of $289,497.

Capital Projects Fund

The fund balance increased from $8,250 to $17,962 during the year, which resulted from interest revenues of $9,712.

Water Fund

The change in net position (net income) for the year was $197,948 compared to the previous year net income of $88,262. Unrestricted net position amounts to $1,940,725.

GENERAL FUND BUDGETARY HIGHLIGHTS

Revenues for the current year, exclusive of fund balance appropriations, were originally budgeted in the amount of $2,565,311. This amount was amended in the final budget to $2,431,890. Actual revenues, excluding transfers, amounted to $2,545,262.

Expenditures for the current year, excluding budgeted increases in fund balance, were originally budgeted in the amount of $2,088,540. This amount was amended in the final budget to $1,850,860. Actual expenditures amounted to $1,912,148.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Hideout Town's Capital Assets (net of depreciation)

	Governmental Activities		Business-type Activities			
	Current Year	Previous Year	Current Year	Previous Year	Total Current Year	Total Previous Year
Net Capital Assets:						
Land	$ 374,480	374,480	757,120	757,120	1,131,600	1,131,600
Buildings	636,669	636,669	358,580	358,580	995,249	995,249
Improvements other than buildings	14,134,476	14,134,476	-	-	14,134,476	14,134,476
Machinery and equipment	305,779	299,342	192,203	177,183	497,981	476,525
Utilitiy systems	-	-	6,507,555	6,507,555	6,507,555	6,507,555
Work in progress	-	-	-	-	-	-
Total Capital Assets	15,451,404	15,444,967	7,815,458	7,800,439	23,266,862	23,245,406
Less accumulated depreciation	(5,881,887)	(5,382,809)	(2,868,002)	(2,619,605)	(8,749,889)	(8,002,414)
Totals	**$ 9,569,517**	**10,062,158**	**4,947,456**	**5,180,833**	**14,516,974**	**15,242,991**

The total amount of capital assets, net of depreciation, of $14,516,974 is a decrease of $726,018 from the previous year.

Governmental activities capital assets, net of depreciation, of $9,569,517 is a decrease of $492,641 from the previous year.

Business-type activities capital assets, net of depreciation, of $4,947,456 is a decrease of $233,377 from the previous year.

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

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

Hideout Town's Outstanding Debt

	Current Year	Previous Year
Governemtntal activities		
2011 Lease Revenue Bond	$ 358,000	374,000
Total governmental	358,000	374,000
Total outstanding debt	**$ 358,000**	**374,000**

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

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

No significant economic changes that would affect the Town are expected for the next year. Budgets have been set on essentially the same factors as the current year being reported.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Hideout Town's finances for all those with an interest in the Town's finances. Questions concerning any information provided in this report or requests for additional financial information should be addressed to Hideout Town 10860 N. Hideout Trail, Hideout, Utah 84036.

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BASIC FINANCIAL STATEMENTS

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Hideout Town

STATEMENT OF NET POSITION

June 30, 2025

	Governmental Activities	Business-type Activities	Total
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:			
Assets:			
Current assets:			
Cash and cash equivalents	$ -	1,433,042	1,433,042
Accounts receivable, net	737,863	588,804	1,326,667
Prepaid expense	686,920	64,398	751,318
Total current assets	1,424,783	2,086,244	3,511,027
Non-current assets:			
Restricted cash and cash equivalents	3,470,197	53,767	3,523,963
Capital assets:			
Not being depreciated	374,480	757,120	1,131,600
Net of accumulated depreciation	9,195,037	4,190,336	13,385,374
Total non-current assets	13,039,714	5,001,223	18,040,937
Total assets	14,464,497	7,087,467	21,551,964
Deferred outflows of resources - pensions	78,237	108,041	186,278
Total assets and deferred outflows of resources	**$ 14,542,734**	**7,195,508**	**21,738,242**
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:			
Liabilities:			
Current liabilities:			
Accounts payable	$ 124,957	50,920	175,877
Accrued liabilities	700,003	127,800	827,802
Customer deposits	1,797,687	15,400	1,813,087
Long-term debt due within one year	17,000	-	17,000
Total current liabilities	2,639,646	194,120	2,833,766
Non-current liabilities:			
Compensated absences	17,764	32,338	50,102
Net pension liability	58,176	80,338	138,514
Long-term debt due after one year	341,000	-	341,000
Total non-current liabilities	416,940	112,676	529,616
Total liabilities	3,056,586	306,796	3,363,382
Deferred inflows of resources - property taxes	430,180	-	430,180
Deferred inflows of resources - pensions	186	256	442
Total liabilities and deferred inflows of resources	**3,486,952**	**307,052**	**3,794,004**
NET POSITION:			
Net investment in capital assets	9,211,517	4,947,456	14,158,974
Restricted for:			
Class C roads	337,074	-	337,074
Debt service	-	-	-
MIDA funds	1,071,931	-	1,071,931
Unrestricted	435,260	1,941,000	2,376,260
Total net position	**11,055,782**	**6,888,456**	**17,944,238**
Total liabilities, deferred inflows of resources and net position	**$ 14,542,734**	**7,195,508**	**21,738,242**

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

Hideout Town

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2025

FUNCTIONS/PROGRAMS:	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue (To Next Page)
Primary government:					
Governmental activities:					
General government	$ 1,580,898	706,774	-	-	(874,124)
Public safety	93,673	-	-	-	(93,673)
Streets and highways	1,083,000	49,895	146,814	-	(886,291)
Parks and recreation	1,124	-	-	-	(1,124)
Interest on long-term debt	13,791	-	-	-	(13,791)
Total governmental activities	**2,772,486**	**756,669**	**146,814**	**-**	**(1,869,003)**
Business-type activities:					
Water	1,872,783	1,918,446	-	-	45,662
Total business-type activities	**1,872,783**	**1,918,446**	**-**	**-**	**45,662**
Total primary government	**$ 4,645,270**	**2,675,115**	**146,814**	**-**	**(1,823,341)**

(continued on next page)

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

Hideout Town
STATEMENT OF ACTIVITIES (continued)
For the Year Ended June 30, 2025

	Governmental Activities	Business-type Activities	Total
CHANGES IN NET POSITION:			
Net (expense) revenue (from previous page)	**$ (1,869,003)**	**45,662**	**(1,823,341)**
General revenues:			
Property taxes	1,126,312	-	1,126,312
Sales tax	281,699	-	281,699
Other taxes	117,856	-	117,856
Unrestricted investment earnings	124,910	45,891	170,801
Impact fees	394,571	106,395	500,966
Gain (loss) on disposal of capital assets	-	-	-
Miscellaneous	713	-	713
Total general revenues	2,046,061	152,286	2,198,347
Change in net position	**177,058**	**197,948**	**375,005**
Net position - beginning	10,878,724	6,690,508	17,569,232
Net position - ending	**$ 11,055,782**	**6,888,456**	**17,944,238**

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

Hideout Town

BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2025

	General Fund	Capital Projects Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ -	-	-
Receivables, net	690,179	47,684	737,863
Prepaid expenses	686,920	-	686,920
Restricted cash and cash equivalents	3,005,381	464,816	3,470,197
TOTAL ASSETS	**$ 4,382,480**	**512,500**	**4,894,980**
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES			
Liabilities:			
Accounts payable	$ 124,957	-	124,957
Accrued liabilities	205,465	494,538	700,003
Compensated absences	17,764	-	17,764
Customer deposits	1,797,687	-	1,797,687
Total liabilities	2,145,872	494,538	2,640,410
Deferred inflows of resources - property taxes	430,180	-	430,180
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	**2,576,052**	**494,538**	**3,070,590**
FUND BALANCES:			
Nonspendable for:			
Prepaids	686,920	-	686,920
Restricted for:			
Class C roads	337,074	-	337,074
Debt service	-	-	-
MIDA funds	1,071,931	-	1,071,931
Assigned	-	17,962	17,962
Unassigned	(289,497)	-	(289,497)
TOTAL FUND BALANCES	**1,806,428**	**17,962**	**1,824,390**
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	**$ 4,382,480**	**512,500**	**4,894,980**

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

Hideout Town

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

For the Year Ended June 30, 2025

	General Fund	Capital Projects Fund	Total Governmental Funds
REVENUES:			
Taxes:			
Property	$ 1,126,312	-	1,126,312
Sales	281,699	-	281,699
Other taxes	117,856	-	117,856
Licenses and permits	753,796	-	753,796
Intergovernmental revenues	146,814	-	146,814
Charges for services	2,874	-	2,874
Fines and forfeitures	-	-	-
Interest	115,198	9,712	124,910
Miscellaneous revenue	713	-	713
Total revenues	**2,545,262**	**9,712**	**2,554,973**
EXPENDITURES:			
General government	1,563,903	-	1,563,903
Public safety	93,673	-	93,673
Highways and public improvements	223,658	365,835	589,492
Parks, recreation and public property	1,124	-	1,124
Debt service:			
Principal	16,000	-	16,000
Interest	13,791	-	13,791
Total expenditures	**1,912,148**	**365,835**	**2,277,983**
Excess (Deficiency) of Revenues over (Under) Expenditures	**633,113**	**(356,123)**	**276,990**
Other Financing Sources and (Uses):			
Impact fees	28,737	365,835	394,571
Total other financing sources and (uses)	**28,737**	**365,835**	**394,571**
Net Change in Fund Balances	**661,850**	**9,712**	**671,561**
Fund balances - beginning of year	1,144,578	8,250	1,152,828
Fund balance - end of year	**$ 1,806,428**	**17,962**	**1,824,390**

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

Hideout Town

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

June 30, 2025

Total Fund Balance for Governmental Funds	**$ 1,824,390**
Total net assets reported for governmental activities in the statement is different because:	
Capital assets used in governmental funds are not financial resources and therefore are not reported in the funds:	
Capital assets, at cost	15,451,404
Less accumulated depreciation	(5,881,887)
Net capital assets	9,569,517
Deferred outflows of resources - pensions, a consumption of net position that applies to future periods, is not shown in the funds statements.	78,237
Long-term liabilities, for funds other than enterprise funds, are recorded in the government-wide statements but not in the fund statements.	
General long-term debt	(358,000)
Net pension liability	(58,176)
Certain revenue is deferred in governmental funds but not in the statement of net position because it qualifies for recognition under the economic resources measurement focus.	
Deferred inflows of resources - pensions	(186)
Total Net Position of Governmental Activities	**$ 11,055,782**

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

Hideout Town

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2025

Net Change in Fund Balances - Total Governmental Funds	**$**	**671,561**
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, assets with a material cost are capitalized and the cost is allocated over their estimated useful lives and reported as depreciation expenses.		
Capital outlays		6,437
Depreciation expense		(499,078)
Net		(492,641)
Book cost of capital assets retired		-
The Statement of Activities shows pension benefits and pension expenses from the adoption of GASB 68 that are not shown in the fund statements.		(17,863)
Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		
Long-term debt principal repayments		16,000
Change in Net Position of Governmental Activities	**$**	**177,058**

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

Hideout Town

STATEMENT OF NET POSITION - PROPRIETARY FUND

June 30, 2025

	Water Fund
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES:	
Assets:	
Current assets:	
Cash and cash equivalents	$ 1,433,042
Accounts receivable, net	588,804
Prepaid expense	64,398
Total current assets	2,086,244
Non-current assets:	
Restricted cash and cash equivalents	53,767
Capital assets:	
Not being depreciated	757,120
Net of accumulated depreciation	4,190,336
Total non-current assets	5,001,223
Total assets	7,087,467
Deferred outflows of resources - pensions	108,041
Total assets and deferred outlfows of resources	**$ 7,195,508**
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES:	
Liabilities:	
Current liabilities:	
Accounts payable	$ 50,920
Accrued liabilities	127,800
Customer security deposits	15,400
Accrued interest	-
Total current liabilities	194,120
Non-current liabilities:	
Compensated absences	32,338
Net pension liability	80,338
Total non-current liabilities	112,676
Total liabilities	306,796
Deferred inflows of resources - pensions	256
Total liabilities and deferred inflows of resources	**307,052**
NET POSITION:	
Net investment in capital assets	4,947,456
Restricted impact fees	275
Unrestricted	1,940,725
Total net position	**6,888,456**
Total liabilities, deferred inflows of resources and net position	**$ 7,195,508**

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

Hideout Town

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUND

For the Year Ended June 30, 2025

	Water Fund
Operating income:	
Charges for sales and service	$ 1,762,608
Connection fees	148,856
Other operating income	6,982
Total operating income	**1,918,446**
Operating expenses:	
Personnel services	718,993
Utilities	18,203
Meters	72,404
Repair and maintenance	86,283
Professional and technical	196,357
Water expense	292,645
Sewer expense	101,818
Storm water expense	41,185
Water reservation fees	60,914
Other supplies and expenses	35,585
Bad debt expense	-
Depreciation expense	248,397
Total operating expense	**1,872,783**
Net operating income (loss)	**45,662**
Non-operating income (expense):	
Impact fees	106,395
Interest income	45,891
Gain (loss) on disposal of capital assets	-
Interest on long-term debt	-
Total non-operating income (expense)	**152,286**
Change in net position	**197,948**
Net position - beginning	6,690,508
Net position - ending	**$ 6,888,456**

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

Hideout Town
STATEMENT OF CASH FLOWS
For the Year Ended June 30, 2025

	Water Fund
Cash flows from operating activities:	
Cash received from customers - service	$ 1,740,452
Cash paid to suppliers	(884,749)
Cash paid to employees	(704,669)
Net cash provided (used) in operating activities	**151,034**
Cash flows from noncapital financing activities:	
Customer deposits	(2,300)
Net cash provided (used) in noncapital financing activities	**(2,300)**
Cash flows from capital and related financing activities:	
Cash from impact fees	108,015
Cash from disposal of capital assets	-
Cash payments for capital assets	(15,020)
Cash payments for long-term debt principal	-
Cash payments for long-term debt interest	-
Net cash provided (used) in capital and related financing activities	**92,995**
Cash flows from investing activities:	
Cash received from interest earned	45,891
Net cash provided (used) in investing activities	**45,891**
Net increase (decrease) in cash	**287,620**
Cash balance - beginning	1,199,188
Cash balance - ending	**$ 1,486,809**
Cash reported on the statement of net position:	
Cash and cash equivalents	$ 1,433,042
Non-current restricted cash	53,767
Total cash and cash equivalents	**$ 1,486,809**

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

Hideout Town
STATEMENT OF CASH FLOWS (continued)
For the Year Ended June 30, 2025

Reconciliation of Operating Income to Net Cash Provided (Used) in Operating Activities:	Water Fund
Net operating income (expense)	**$ 45,662**
Adjustments to reconcile operating income or (loss) to net cash provided (used) in operating activities:	
Depreciation and amortization	248,397
Changes in assets and liabilities:	
(Increase) decrease in receivables	(177,994)
(Increase) decrease in prepaid expense	(1,556)
(Increase) decrease in deferred outflows	4,018
Increase (decrease) in payables	22,200
Increase (decrease) in payroll payables	(18,275)
Increase (decrease) in compensated abences	7,932
Increase (decrease) in net pension liability	20,755
Increase (decrease) in deferred inflows	(106)
Net cash provided (used) in operating activities	**$ 151,034**

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

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1-A. Reporting entity

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

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

1-B. Government-wide and fund financial statements

Government-wide Financial Statements

The government-wide financial statements, consisting of the statement of net position and the statement of activities report information on all the non-fiduciary activities of the primary government and its component units. For the most part, the effect of inter-fund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A *function* is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Indirect expenses* are not allocated. All expenses are included in the applicable function. *Program revenues* include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privilege provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, if any, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statement.

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. The Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, sales taxes, intergovernmental revenues, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments, if any, receivable within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

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

Policy regarding use of restricted resources

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

1-D. Fund types and major funds

Governmental funds

The Town reports the following major governmental funds:

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

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

Proprietary funds

The Town reports the following major proprietary funds:

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

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

1-E-*1. Deposit and Investments*

Investments are reported at fair value. Deposits are reported at cost, which approximates fair value. Investments of the Town are accounts at the Utah Public Treasurers Investments Fund. Additional information is contained in Note 2.

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

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

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

1-E-*3. Receivables and Payables*

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

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

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

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

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

1-E-*4. Restricted Assets*

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

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

1-E-*5. Inventories and Prepaid items*

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

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

1-E-*6. Capital Assets*

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

The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend the assets' life is not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Upon retirement or disposition of capital assets, the cost and related accumulated depreciation are removed from the respective accounts. Depreciation of capital assets is computed using the straight-line method over their estimated useful lives.

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

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

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

Assets	Years
Buildings and improvements	60
Utility systems	30
Infrastructure	30
Vehicles and equipment	7-10

1-E-*7. Long-term Obligations*

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

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

1-E-*8. Estimates*

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

1-E-9. *Deferred Outflows/Inflows of Resources*

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

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

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

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

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

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

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

1-E-*12. Fund balance policies*

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

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

1-E-*13. Pensions*

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

NOTE 2 - STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

2-A. Budgetary data

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

Utah State law prohibits the Town from creating a deficit fund balance by making expenditures in excess of amounts budgeted. Any deficit so created must be made up in the following fiscal year. Deficits arising from emergencies, however, may be retired over five years.

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

2-B. Deficit fund net position

None of the Town's funds have deficit fund balances; however, the general fund has a deficit *unassigned* fund balance of $289,497.

NOTE 3 - DETAILED NOTES

3-A. Deposits and investments

Cash and investments as of June 30, 2025, consist of the following:

	Fair Value
Cash on hand	$ 100
Demand deposits	823,755
Investments - PTIF	4,133,152
Total cash	**$ 4,957,006**

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

Cash and cash equivalents (current)	$ 1,433,042
Restricted cash and cash equivalents (non-current)	3,523,963
Total cash and cash equivalents	**$ 4,957,006**

3-A. Deposits and investments (continued)

Deposits

Custodial credit risk

Custodial credit risk for deposits is the risk that, in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a formal deposit policy for custodial credit risk. As of June 30, 2025, $403,325 of the Town's bank balances of $653,325 was uninsured and uncollateralized.

Investments

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

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

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

Fair Value of Investments
The Town measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows: Level 1--Quoted prices for identical investments in active markets; Level 2—Observable inputs other than quoted market prices; and, Level 3--Unobservable inputs. At June 30, 2025, the Town had $4,133,151 invested in the PTIF, which uses a Level 2 fair value measurement.

Interest rate risk
Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. As of June 30, 2025, the Town's investments of 4,133,151 in PTIF had an investment maturity of less than one year and are available immediately.

3-A. Deposits and investments (continued)

Credit risk
Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Town's policy for reducing its exposure to credit risk is to comply with the State's Money Management Act, as previously discussed. At June 30, 2025 the Town's investments in the PTIF had an Unrated quality rating.

Concentration of credit risk
Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The Town's policy for reducing this risk of loss is to comply with the Rules of the Money Management Council. Rule 17 of the Money Management Council limits investments in a single issuer of commercial paper and corporate obligations to 5-10% depending upon the total dollar amount held in the portfolio. At June 30, 2025, all of the Town's investments were invested in the PTIF.

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

3-B. Receivables

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

	General Fund	Capital Projects Fund	Water Fund	Total
Due from other governments	$ 509,578	47,684	7,323	564,585
Customers	182,547	-	587,777	770,324
Total receivables	**692,125**	**47,684**	**595,100**	**1,334,909**
Less: Allowance for uncollectible	(613)	-	(6,296)	(6,909)
Net receivales	**$ 691,512**	**47,684**	**588,804**	**1,328,001**

3-C. Capital assets

Capital asset activity for governmental activities was as follows:

Governmental activities	Beginning Balance	Additions	Retirements	Ending Balance
Capital assets, not being depreciated:				
Land rights	$ 374,480	-	-	374,480
Construction in progress	-	-	-	-
Total capital assets, not being depreciated	**374,480**	**-**	**-**	**374,480**
Capital assets, being depreciated:				
Buildings	636,669	-	-	636,669
Infrastructure	14,134,476	-	-	14,134,476
Machinery and equipment	299,342	6,437	-	305,779
Total capital assets, being depreciated	**15,070,487**	**6,437**	**-**	15,076,924
Less accumulated depreciation for:				
Buildings	81,379	10,611	-	91,990
Infrastructure	5,098,283	471,149	-	5,569,432
Machinery and equipment	203,147	17,317	-	220,464
Total accumulated depreciation	**5,382,809**	**499,078**	**-**	5,881,887
Total capital assets being depreciated, net	**9,687,678**	**(492,641)**	**-**	**9,195,037**
Governmental activities capital assets, net	**$ 10,062,158**	**(492,641)**	**-**	**9,569,517**

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

Governmental activities:	
General government	$ 8,063
Highways and public improvements	491,014
Total	**$ 499,077**

3-C. Capital assets (continued)

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

Business-type activities	Beginning Balance	Additions	Retirements	Ending Balance
Capital assets, not being depreciated:				
Land	$ 757,120	-	-	757,120
Total capital assets, not being depreciated	**757,120**	**-**	**-**	**757,120**
Capital assets, being depreciated:				
Water system	2,468,801	-	-	2,468,801
Sewer system	2,464,195	-	-	2,464,195
Storm drain system	1,574,560	-	-	1,574,560
Buildings	358,580	-	-	358,580
Machinery and equipment	177,183	15,020	-	192,203
Total capital assets, being depreciated	**7,043,319**	**15,020**	**-**	**7,058,338**
Less accumulated depreciation for:				
Water system	984,054	82,293	-	1,066,347
Sewer system	832,820	82,140	-	914,959
Storm drain system	740,102	52,485	-	792,587
Buildings	19,174	5,976	-	25,151
Machinery and equipment	43,456	25,502	-	68,958
Total accumulated depreciation	**2,619,605**	**248,397**	**-**	**2,868,002**
Total capital assets being depreciated, net	**4,423,713**	**(233,377)**	**-**	**4,190,336**
Business-type activities capital assets, net	**$ 5,180,833**	**(233,377)**	**-**	**4,947,456**

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

Business-type activities:	
Water	$ 113,772
Sewer	82,140
Storm drain	52,485
Total	**$ 248,397**

3-D. Long-term debt

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

	Original Principal	% Rate	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
2011 Lease Revenue Bond							
Matures 10/1/2042	$ 540,000	2.50	$ 374,000	-	16,000	358,000	18,000
Total governmental activity long-term liabilities			**$ 374,000**	**-**	**16,000**	**358,000**	**18,000**

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

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

	Principal	Interest	Total
2026	$ 17,000	9,250	26,250
2027	17,000	8,825	25,825
2028	17,000	8,400	25,400
2029	18,000	7,975	25,975
2030	18,000	7,525	25,525
2031 - 2035	99,000	30,550	129,550
2036 - 2040	111,000	17,575	128,575
2041 - 2043	61,000	3,650	64,650
Total	**$ 358,000**	**93,750**	**451,750**

Other long-term liabilities:
The accumulated unpaid vacation time which would be paid if employees terminated employment as of June 30, 2025, was $17,764 for governmental activities and $32,338 for business-type activities..

NOTE 4 - OTHER INFORMATION

4-A. Risk management

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

4-B. Contingent Liabilities

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

4-C. Commitments & Contingencies

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

4-D. Subsequent Events

The Town has evaluated subsequent events through June 30, 2026, the date the financial statements were available to be issued.

4-E. Pension Plans

General Information about the Pension Plan

Plan description:

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

Defined Benefit Plans

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

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

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

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

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

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percentage per year of service	COLA **
Noncontributory System	Highest 3 Years	30 years any age 25 years any age* 20 years an 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Pulic Employees System	Highest 5 Years	35 years any age 20 years an 60* 10 years age 62* 4 years age 65	1.50% per year all years	Up to 2.5%

* with actuarial reductions
** All past-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

4-E. Pension Plans (continued)

Contributions:
As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah Statement Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability.

Contribution rates are as follows:

Utah Retirement Systems	Employee Paid	Employer Contribution Rate	Employer Rate for 401(k) Plan
Contributory System			
111 Local Government Div - Tier 2	0.70	15.19	-
Noncontributory			
15 Local Governement Div - Tier1	-	16.97	-
Tier 2 DC Only			
211 Local Government	-	5.19	10.00

Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For the fiscal year ended June 30, 2025, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Nonctributory System	$ 41,640	-
Tier 2 Public Employees System	53,145	2,449
Tier 2 DC Public Employees	4,232	-
Total Contributions	**$ 99,017**	**2,449**

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

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

At June 30, 2025, we reported a net pension asset of $0 and a net pension liability of $138,514.

	(Measurement Date): December 31, 2024				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share 12/31/2023	Change (Decrease)
Noncontributory System	$ -	106,096	0.0334571%	0.0373245%	-0.0038674%
Tier 2 Public Employees System	-	32,417	0.0108695%	0.0082992%	0.0025703%
Total	**$ -**	**138,514**			

4-E. Pension Plans (continued)

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2025, we recognize pension expense of $141,472.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 77,232	$ 223
Changes in assumptions	19,603	3
Net difference between projected and actual earnings on pension plan investments	34,030	-
Changes in proportion and differences between contributions and proportionate share of contributions	5,755	215
Contributions subsequent to the measurement date	49,658	-
Total	**$ 186,278**	**$ 442**

$49,658 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 65,191
2026	64,479
2027	(10,572)
2028	638
2029	7,220
Thereafter	9,223

4-E. Pension Plans (continued)

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

For the year ended June 30, 2025, we recognize pension expense of $106,192.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 63,218	$ -
Changes in assumptions	8,776	-
Net difference between projected and actual earnings on pension plan investments	31,958	-
Changes in proportion and differences between contributions and proportionate share of contributions	1,189	74
Contributions subsequent to the measurement date	20,820	-
Total	**$ 125,961**	**$ 74**

$20,820 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 61,579
2026	58,824
2027	(12,967)
2028	(2,368)
2029	-
Thereafter	-

4-E. Pension Plans (continued)

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

For the year ended June 30, 2025, we recognize pension expense of $35,280.

At June 30, 2025, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 14,014	$ 223
Changes in assumptions	10,827	3
Net difference between projected and actual earnings on pension plan investments	2,072	-
Changes in proportion and differences between contributions and proportionate share of contributions	4,566	141
Contributions subsequent to the measurement date	28,838	-
Total	**$ 60,316**	**$ 368**

$28,838 was reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2024. These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	$ 3,612
2026	5,655
2027	2,395
2028	3,006
2029	7,220
Thereafter	9,223

Actuarial assumptions:

The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 Percent
Salary increases	3.5 - 9.5 percent, average, including inflation
Investment rate of return	6.85 percent, net of pension plan investment expense, including inflation

4-E. Pension Plans (continued)

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2023, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

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

	Expected Return Arithmetic Basis		
Assets class	Target Asset Allocation	Real Return Arithmetic Basis	Long Term expected portfolio real rate of return
Equity securities	35%	7.01%	2.45%
Debt securities	20%	2.54%	0.51%
Real assets	18%	5.45%	0.98%
Private equity	12%	10.05%	1.21%
Absolute return	15%	4.36%	0.65%
Cash and cash equivalents	0%	0.49%	0.00%
Totals	**100.00%**		**5.80%**
Inflation			2.50%
Expected arithmetic nominal return			8.30%

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

Discount rate:
The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

4-E. Pension Plans (continued)

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

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

System	1% Decrease (5.85%)	Discount Rate (6.85%)	1% Increase (7.85%)
Noncontributory System	$ 448,700	106,096	(181,238)
Tier 2 Public Employees System	96,822	32,417	(17,684)
Total	**$ 545,523**	**138,514**	**(198,921)**

Pension plan fiduciary net position:

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

Defined Contribution Savings Plan:

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue code. Detailed information regarding plan provisions is available in the separately issued URS financial report. The Town participates in the following Defined Contribution Savings Plans with the Utah Retirement Systems:

- 401(k) Plan

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

	2025	2024	2023
401(k) Plan			
Employer Contributions	$ 8,785	$ 8,151	$ 6,038
Employee Contributions	21,606	26,021	3,983

REQUIRED SUPPLEMENTARY INFORMATION
(Unaudited)

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Hideout Town
Notes to Required Supplementary Information
June 30, 2025

Budgetary Comparison Schedules

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

Budgeting and Budgetary Control

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

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

Current Year Excess of Expenditures over Appropriations

For the year ended June 30, 2025, total expenditures exceeded budgeted expenditures by $61,288.

Changes in Assumptions Related to Pensions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

Hideout Town

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended June 30, 2025

	Budgeted Original	Budgeted Final	Actual	Variance with Final Budget
Revenues				
Taxes	$ 1,440,334	1,369,093	1,525,867	156,774
Licenses and permits	872,532	787,072	753,796	(33,276)
Intergovernmental revenues	160,800	169,300	146,814	(22,486)
Charges for services	624	2,874	2,874	(1)
Fines and forfeitures	262	-	-	-
Interest	77,921	102,838	115,198	12,360
Miscellaneous revenue	12,838	713	713	-
Total revenues	**2,565,311**	**2,431,890**	**2,545,262**	**113,372**
Expenditures				
General government	1,665,411	1,548,210	1,636,402	(88,192)
Public safety	94,202	102,689	93,673	9,016
Highways and public improvements	301,927	198,837	180,950	17,887
Parks, recreation and public property	27,000	1,124	1,124	0
Total expenditures	**2,088,540**	**1,850,860**	**1,912,148**	**(61,288)**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**476,771**	**581,030**	**633,113**	**52,083**
Other financing sources and (uses)				
Impact fees	17,298	28,629	28,737	108
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources and (uses)	**17,298**	**28,629**	**28,737**	**108**
Net change in fund balances	**494,069**	**609,659**	**661,850**	**52,191**
Fund balances - beginning of year	1,144,578	1,144,578	1,144,578	-
Fund balances - end of year	**$ 1,638,647**	**1,754,237**	**1,806,428**	**52,191**

Hideout Town

SCHEDULE OF THE PROPORTIONATE SHARE OF THE NET PENSION LIABILITY

June 30, 2025

Last 10 Fiscal Years*

	As of December 31,			
	2024	2023	2022	2021
Noncontributory Retirement System				
Proportion of the net pension liability (asset)	0.0334571%	0.0373245%	0.0375224%	0.0113414%
Proportionate share of the net pension liability (asset)	$ 106,096	$ 86,577	$ 64,266	$ (64,953)
Covered employee payroll	$ 266,235	$ 332,562	$ 323,482	$ 82,797
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	39.85%	26.03%	19.87%	-78.45%
Plan fiduciary net position as a percentage of the total pension liability	9.02%	96.90%	97.50%	108.70%
Tier 2 Public Employees Retirement System				
Proportion of the net pension liability (asset)	0.0108695%	0.0082992%	0.0092293%	0.0049955%
Proportionate share of the net pension liability (asset)	$ 32,417	$ 16,153	$ 10,050	$ (2,114)
Covered employee payroll	$ 322,016	$ 214,562	$ 201,976	$ 91,470
Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	10.07%	7.53%	4.98%	-2.31%
Plan fiduciary net position as a percentage of the total pension liability	87.44%	98.58%	92.30%	103.80%

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

Hideout Town

SCHEDULE OF CONTRIBUTIONS

June 30, 2025

Last 10 Fiscal Years*

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll
Noncontributory Retirement System	2022	42,806	42,806	-	231,758	18.47%
	2023	58,271	58,271	-	324,267	17.97%
	2024	58,648	58,648	-	326,367	17.97%
	2025	41,640	41,640	-	245,373	16.97%
Tier 2 Public Employees System**	2022	32,352	32,352	-	201,317	16.07%
	2023	28,652	28,652	-	178,961	16.01%
	2024	45,775	45,775	-	285,914	16.01%
	2025	53,145	53,145	-	349,866	15.19%
Tier 2 DC Public Employees System**	2022	-	-	-	-	0.00%
	2023	3,538	3,538	-	57,157	6.19%
	2024	4,735	4,735	-	76,502	6.19%
	2025	4,232	4,232	-	81,550	5.19%

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

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

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

SUPPLEMENTARY INFORMATION

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Town of Hideout
Journal Register

Journal

Account No.	Account Name	Entry Description	Debit Amount	Credit Amount
Number:	1209			
Date:	06/30/2025			
Code:				
Description:	Correct JE 1111 lease revenue bond redemption			
10 3610	Interest earnings	Correct JE 1111 lease revenue bond redemption	26,250.00	
10 2981	Fund balance	Correct JE 1111 lease revenue bond redemption		26,250.00
			$26,250.00	**$26,250.00**

File Attachments for Item:

4. Review and Consideration for Adoption of a GRAMA-Compliant Confidentiality and Non-Disclosure Agreement (for Economic Development Discussions) – Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT
GRAMA-COMPLIANT CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT
(Economic Development Discussions)

This Agreement is entered into as of the ___ day of _____***, 202__***, between the Town of Hideout ("Town") and _____ ("Submitting Party"). The Parties wish to facilitate economic development discussions while recognizing that the Town is subject to Utah's Government Records Access and Management Act (GRAMA), Utah Code Title 63G, Chapter 2, and the Open and Public Meetings Act (OPMA).

1. Purpose
The Submitting Party may provide proprietary business, financial, commercial, trade secret, development, or similar information ("Confidential Information") for the Town's evaluation of a potential project. This Agreement establishes procedures for handling such information while preserving the Town's legal obligations.

2. GRAMA Controls
This Agreement does not override GRAMA, OPMA, court orders, subpoenas, discovery obligations, or other applicable law. The Town cannot guarantee confidentiality where disclosure is required by law, and this Agreement does not itself classify any record as protected.

3. Confidential Information and Required Claim
Confidential Information includes information that may qualify as protected under GRAMA, including trade secrets, commercial information, nonindividual financial information, and similar protected records. To request protection, the Submitting Party must comply with Utah Code §63G-2-309 by: (a) identifying the specific portions claimed confidential; (b) stating the statutory basis and reasons for protection; and (c) clearly marking the applicable materials. Failure to do so may result in the Town treating the information as not subject to a business confidentiality claim.

4. Town's Use and Handling
The Town will use reasonable efforts to limit access to properly designated Confidential Information to officials, employees, consultants, legal counsel, and advisors with a legitimate governmental need. The Town retains sole authority to classify records under GRAMA and may use submitted information for governmental review, planning, negotiations, legal analysis, and related public purposes.

5. Disclosure Requests
If the Town receives a GRAMA request or other legal demand, it will process the request in accordance with applicable law. When required by law, or when reasonably practicable, the Town may notify the Submitting Party. The Submitting Party is solely responsible for defending its confidentiality claim. Disclosure made in good-faith compliance with law will not constitute a breach of this Agreement, and the Town shall not be liable for such disclosure.

6. Public Proceedings
Information disclosed in an open public meeting may become public. Nothing in this Agreement requires a closed meeting or renders final development agreements, approvals, ordinances, resolutions, permits, or other governmental actions confidential.

7. Records Retention
The Town may retain records as required by GRAMA, applicable records-retention schedules, litigation holds, audits, or other legal requirements and is not obligated to return or destroy records except as permitted by law.

8. No Waiver; No Commitment
Nothing in this Agreement waives governmental immunity, privileges, or defenses, creates a private right of action, establishes a partnership or agency relationship, or constitutes any development approval or binding commitment by the Town. Only formal action by the Town's authorized governing body may bind the Town.

9. Term; Governing Law
This Agreement remains effective for two (2) years from the date of execution unless terminated earlier by either Party upon written notice, although records submitted under it remain subject to GRAMA regardless of expiration. Utah law governs this Agreement, and venue lies in Wasatch County, Utah.

10. Entire Agreement; Authority
This Agreement constitutes the entire agreement between the Parties concerning the treatment of Confidential Information submitted for economic development discussions. It supersedes all prior oral or written understandings concerning the same subject matter. Each person signing this Agreement represents that the person has authority to sign on behalf of the Party identified below.

TOWN OF HIDEOUT	SUBMITTING PARTY
By:_____	By:_____
Name:_____	Name:_____
Title:_____	Title:_____

EXHIBIT A
BUSINESS CONFIDENTIALITY CLAIM
Utah Code § 63G-2-309

Submitting Party: _____

Representative Name and Title: _____

Address: _____

Email: _____

Phone: _____

Date Submitted: _____

1. Records Covered by This Claim

The following records, pages, sections, slides, exhibits, or portions are claimed to be confidential:

_____
_____
_____
_____
_____
_____
_____

2. Basis for Confidentiality Claim

The Submitting Party claims that the identified information should be classified as protected because it includes:

☐ Trade secrets under Utah Code § 63G-2-305(1) and Utah Code § 13-24-2.

☐ Commercial information under Utah Code § 63G-2-305(2).

☐ Nonindividual financial information under Utah Code § 63G-2-305(2).

☐ Economic development, incentive, business expansion, site selection, or negotiation information that may qualify for protection under GRAMA.

☐ Other: _____

3. Concise Statement of Reasons Supporting Claim

Provide a specific explanation of why the identified information qualifies for protection under GRAMA. General assertions that the information is "confidential," "private," "sensitive," or "proprietary" are not sufficient.

_____
_____
_____
_____
_____
_____
_____

4. Competitive Harm / Public Interest Explanation

Explain how disclosure could reasonably be expected to cause unfair competitive injury, reveal trade secrets, impair the Town's ability to obtain necessary information in the future, or otherwise satisfy the applicable GRAMA standard.

_____
_____
_____

5. Certification

The undersigned certifies that:

1. The information identified above is specifically and narrowly designated;
2. The claim is made in good faith;
3. The claim is not frivolous;
4. The undersigned has authority to make this claim on behalf of the Submitting Party; and
5. The Submitting Party understands that the Town is subject to GRAMA, OPMA, court orders, subpoenas, and other applicable law, and that the Town cannot guarantee confidentiality beyond what the law allows.

Signature: _____

Name: _____

Title: _____

Date: _____

File Attachments for Item:

6. Review and Possible Adoption of Resolution 2026-R-XX, to establish an Artificial Intelligence Policy for City Operations. - Corbin Gordon, Town Attorney (10 min.)

TOWN OF HIDEOUT

RESOLUTION NO. 2026-____

A RESOLUTION OF THE CITY COUNCIL OF HIDEOUT CITY, UTAH, ADOPTING AN ARTIFICIAL INTELLIGENCE USE POLICY FOR CITY OPERATIONS

WHEREAS, Hideout City, Utah ("City") is a municipal corporation and political subdivision of the State of Utah; and

WHEREAS, the City is subject to the requirements of the Utah Open and Public Meetings Act, Utah Code § 52-4-101 et seq., the Government Records Access and Management Act, Utah Code § 63G-2-101 et seq., and applicable records retention requirements established by the Utah State Archives; and

WHEREAS, artificial intelligence technologies, including generative artificial intelligence tools, are increasingly used to assist with administrative, clerical, analytical, research, drafting, and organizational functions; and

WHEREAS, the City recognizes that artificial intelligence may provide efficiencies in municipal operations when used carefully, lawfully, and subject to appropriate human review; and

WHEREAS, the City also recognizes that artificial intelligence may create risks relating to data security, confidentiality, public records, accuracy, bias, transparency, intellectual property, and compliance with state law; and

WHEREAS, the City desires to use artificial intelligence in a manner that improves efficiency while preserving the integrity of official records, protecting confidential and protected information, and ensuring compliance with applicable law; and

WHEREAS, the City Council desires to adopt an internal administrative policy governing the use of artificial intelligence by City officials, employees, contractors, volunteers, and others acting on behalf of the City; and

WHEREAS, the City Council finds that adopting an Artificial Intelligence Use Policy is in the best interest of the City and will promote efficient, lawful, secure, and accountable municipal operations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIDEOUT CITY, UTAH, AS FOLLOWS:

SECTION 1. ADOPTION OF ARTIFICIAL INTELLIGENCE USE POLICY.

The City Council hereby adopts the Hideout City Artificial Intelligence Use Policy, attached hereto as Exhibit A and incorporated herein by this reference.

SECTION 2. PURPOSE.

The purpose of the Artificial Intelligence Use Policy is to establish standards for the lawful, secure, transparent, and appropriate use of artificial intelligence in City operations, including the

protection of public records, confidential information, protected records, attorney-client privileged information, and the integrity of municipal decision-making.

SECTION 3. ADMINISTRATION.

The City Administrator, or the City Administrator's designee, is authorized to implement administrative procedures, approved tool lists, training requirements, technical standards, and internal controls consistent with this Resolution and the Artificial Intelligence Use Policy.

SECTION 4. APPROVED SYSTEMS AND CITY DATA.

The City Administrator, or designee, may approve artificial intelligence systems for City use, subject to appropriate legal, technical, data-security, records-retention, and procurement review.

City Data shall be maintained in City-approved systems and shall not be stored solely in artificial intelligence platforms. The City shall maintain control over City Data and shall not permit City Data to be used to train external artificial intelligence models unless expressly authorized by the City in writing.

SECTION 5. INTERNAL ADMINISTRATIVE POLICY.

The Artificial Intelligence Use Policy is adopted as an internal administrative policy governing City operations. The Policy is intended to guide the conduct of City employees, elected officials, appointed officials, contractors, volunteers, and others using artificial intelligence in connection with City business.

SECTION 6. ENFORCEMENT.

Violations of the Artificial Intelligence Use Policy may result in disciplinary action, contract remedies, loss of access privileges, or other appropriate corrective action consistent with applicable law, City personnel policies, City procedures, and contractual obligations.

Nothing in this Resolution shall be interpreted to impose a fine, forfeiture, criminal penalty, or civil penalty.

SECTION 7. NO PRIVATE RIGHT OF ACTION.

This Resolution and the Artificial Intelligence Use Policy are intended to guide internal City operations. They do not create a private right of action, legal entitlement, or basis for liability against the City or any City officer, employee, contractor, consultant, volunteer, or agent.

SECTION 8. EFFECTIVE DATE.

This Resolution shall become effective immediately upon adoption.

PASSED AND APPROVED by the City Council of Hideout City, Utah, this ___ day of _____, 2026.

HIDEOUT CITY

By: _____
Mayor

ATTEST:

City Recorder

EXHIBIT A

HIDEOUT CITY ARTIFICIAL INTELLIGENCE USE POLICY

1. PURPOSE.

This Policy establishes guidelines for the safe, lawful, secure, transparent, and effective use of artificial intelligence in Hideout City operations.

2. SCOPE.

This Policy applies to all City employees, elected officials, appointed officials, volunteers, contractors, consultants, and any other persons using artificial intelligence in connection with City business.

3. DEFINITIONS.

For purposes of this Policy:

A. “Artificial Intelligence” or “AI” means any software, application, platform, system, or tool capable of generating, summarizing, classifying, analyzing, predicting, recommending, drafting, or producing text, images, audio, video, code, data analysis, or other outputs based on user prompts, data inputs, algorithms, machine learning, large language models, or similar technologies.

B. “City Data” means any information, document, communication, recording, file, image, dataset, metadata, or record created, received, maintained, transmitted, stored, or used by the City in the course of official City business, including records subject to GRAMA.

C. “Confidential or Protected Information” means any information that is classified, protected, controlled, private, confidential, privileged, security-sensitive, restricted, or otherwise non-public under applicable law, City policy, contract, court order, professional obligation, or ethical duty.

D. “Enterprise AI System” means an AI platform or service approved by the City that includes administrative controls, security safeguards, data protection requirements, audit capabilities, and contractual protections governing the use, storage, retention, disclosure, and deletion of City Data.

E. “Non-Approved AI System” means any AI system, platform, application, account, or tool that has not been expressly approved for City use by the City Administrator or designee.

F. “User” means any City employee, elected official, appointed official, volunteer, contractor, consultant, or other person using AI in connection with City business.

4. GUIDING PRINCIPLES.

The City’s use of AI shall be guided by the following principles:

A. AI is a tool, not a decision-maker.

B. Human judgment, review, and accountability remain required.

C. Official City records must remain within City-controlled systems.

D. Confidential, privileged, protected, and security-sensitive information must be safeguarded.

E. AI outputs must be reviewed for accuracy, completeness, bias, legal sufficiency, and context.

F. Compliance with Utah law, including GRAMA, OPMA, and records retention requirements, is mandatory.

G. The City should use AI in a manner that promotes efficiency without undermining transparency, accountability, or public trust.

5. PERMITTED USES.

Subject to this Policy, AI may be used for:

A. Drafting preliminary meeting minutes;

B. Summarizing documents, reports, ordinances, contracts, and correspondence;

C. Assisting with document search, indexing, organization, and retrieval;

D. Drafting non-final communications, memoranda, staff reports, policies, and public information materials;

E. Preparing outlines, checklists, summaries, and administrative work product;

F. Proofreading, grammar review, formatting, and plain-language editing;

G. Research assistance, provided that all AI-generated research is independently verified before reliance; and

H. Other uses approved by the City Administrator or designee.

6. PROHIBITED USES.

Unless expressly authorized by the City Administrator or designee, and only through an approved Enterprise AI System, the following uses of AI are prohibited:

A. Using AI as the official repository, archive, or custodian of City records;

B. Relying on AI-generated content as final, accurate, complete, or legally sufficient without human review and verification;

C. Uploading, entering, transmitting, or disclosing Confidential or Protected Information into a Non-Approved AI System;

D. Uploading, entering, transmitting, or disclosing attorney-client privileged communications, attorney work product, litigation strategy, settlement communications, or legal advice into a Non-Approved AI System;

E. Uploading personnel records, medical information, social security numbers, financial account information, law enforcement sensitive information, security credentials, passwords, protected infrastructure information, or other sensitive City Data into a Non-Approved AI System;

F. Using personal, private, or non-City-controlled AI accounts for City business where City Data is uploaded, stored, retained, or processed;

G. Using AI in a manner that violates GRAMA, OPMA, records retention requirements, procurement requirements, employment law, privacy law, copyright law, or other applicable legal obligations;

H. Using AI to make final decisions regarding employment, discipline, benefits, permitting, licensing, code enforcement, land use approvals, procurement awards, public safety, legal rights, or other official City determinations without appropriate human decision-making;

I. Representing AI-generated content as independently verified when it has not been reviewed and confirmed by a qualified City representative; or

J. Any use that creates an unreasonable risk to City operations, public trust, data security, legal compliance, or the integrity of City decision-making.

7. HIGH-RISK DATA RESTRICTIONS.

The following shall not be entered into AI systems unless expressly authorized and only within an approved Enterprise AI System:

A. Attorney-client privileged communications;

B. Attorney work product;

C. Pending or threatened litigation materials;

D. Settlement communications or legal strategy;

E. Personnel or human resources records;

F. Medical, disability, or health-related information;

G. Social security numbers, financial account information, or personal identifying information;

H. Security-sensitive information, passwords, credentials, network information, or infrastructure vulnerability information;

I. Protected, private, controlled, or non-public records under GRAMA;

J. Law enforcement sensitive information; and

K. Any other information designated by the City as confidential, sensitive, protected, or restricted.

8. REQUIRED SAFEGUARDS.

All AI use for City business must comply with the following safeguards:

A. Use only City-approved AI platforms for City Data;

B. Use only City-controlled accounts when conducting City business with AI;

C. Do not upload Confidential or Protected Information into Non-Approved AI Systems;

D. Verify the accuracy of all AI outputs before relying on them;

E. Review AI outputs for omissions, hallucinations, unsupported statements, bias, and legal or factual errors;

F. Maintain official records in City-approved records systems;

G. Preserve records according to applicable retention schedules;

H. Clearly identify AI-generated content when appropriate to avoid confusion regarding authorship, accuracy, or official status;

I. Do not use AI to make final City decisions; and

J. Report suspected misuse, data disclosure, or security concerns to the City Administrator.

9. RECORDS AND LEGAL COMPLIANCE.

A. All records created, received, maintained, transmitted, or used in connection with AI remain subject to GRAMA and applicable retention schedules.

B. Official City records shall be maintained in designated City systems and shall not be stored solely within AI platforms.

C. AI-generated drafts, summaries, transcripts, prompts, outputs, edits, and related materials may constitute City records depending on their content, use, and retention under applicable law.

D. Users shall comply with all City records management procedures when using AI for City business.

E. AI may assist in preparing drafts, summaries, or recommendations, but AI shall not replace official review, approval, certification, or action by the City Council, Planning Commission, Mayor, City Recorder, City Administrator, City Attorney, or other authorized City official.

10. MEETING MINUTES PROTOCOL.

Where AI is used to assist in preparing meeting minutes:

A. The official recording must be retained as required by law and applicable retention schedules;

B. AI-generated drafts must be reviewed against the recording and corrected as needed;

C. The City Recorder or other authorized person remains responsible for ensuring that draft minutes are prepared in accordance with OPMA;

D. Final minutes must be approved by the applicable public body in accordance with Utah Code § 52-4-203;

E. AI-generated minutes are not official minutes until reviewed, corrected, and approved as required by law; and

F. Any AI-generated transcript, summary, or draft shall be managed consistent with GRAMA and applicable retention requirements.

11. LEGAL, TECHNICAL, AND FACTUAL REVIEW.

Users shall not rely on AI-generated legal analysis, technical analysis, factual summaries, citations, code provisions, financial calculations, engineering information, planning information, or other substantive content unless the information has been independently reviewed by a qualified person.

AI-generated legal analysis shall not be treated as legal advice unless reviewed and approved by the City Attorney or other authorized legal counsel.

12. VENDOR AND TECHNOLOGY REQUIREMENTS.

All AI tools approved for City business should, where appropriate:

A. Provide enterprise-level security;

B. Prohibit training on City Data without express City authorization;

C. Allow administrative control over users and permissions;

D. Provide audit logging;

E. Include data retention and deletion controls;

F. Protect City Data from unauthorized access, disclosure, sale, or secondary use;

G. Provide breach notification obligations; and

H. Meet any additional standards established by the City Administrator.

13. PROCUREMENT AND CONTRACT REVIEW.

Any AI system procured, subscribed to, licensed, or approved by the City for official use shall be subject to review by the City Administrator, legal counsel, and appropriate information technology personnel or consultants.

Any such procurement or approval should include, where appropriate:

A. Contractual provisions prohibiting unauthorized use, disclosure, sale, retention, or training on City Data;

B. Data security, confidentiality, and breach notification requirements;

C. Clear data retention, access, portability, and deletion terms;

D. Administrative controls allowing the City to manage user access;

E. Audit logging and compliance review capabilities;

F. Indemnification, insurance, limitation of liability, and warranty provisions where appropriate;

G. Compliance with applicable federal and state law; and

H. Any additional requirements necessary to protect the City's legal, operational, and security interests.

14. TRAINING.

The City may provide training to employees, officials, contractors, and other users regarding:

A. Appropriate AI use;

B. GRAMA, OPMA, and records retention compliance;

C. Data security;

D. Confidentiality and privilege;

E. Verification of AI outputs;

F. Approved and prohibited uses; and

G. Reporting concerns or violations.

15. USER RESPONSIBILITIES.

Each user is responsible for:

A. Understanding and complying with this Policy;

B. Protecting City Data;

C. Using AI only for authorized purposes;

D. Reviewing AI-generated outputs before reliance or distribution;

E. Maintaining official records in City-approved systems;

F. Seeking guidance before using AI with sensitive, protected, confidential, privileged, or legally significant information; and

G. Promptly reporting suspected violations or security incidents.

16. ADMINISTRATION.

The City Administrator or designee may issue additional procedures, approved-tool lists, forms, training materials, and technical standards to implement this Policy.

The City Administrator may temporarily suspend or restrict the use of any AI system if the City Administrator determines that continued use may present a risk to City Data, legal compliance, cybersecurity, public trust, or City operations.

17. VIOLATIONS.

Failure to comply with this Policy may result in disciplinary action, contract remedies, loss of access privileges, or other corrective action consistent with applicable law, City policy, or contract terms.

18. NO PRIVATE RIGHT OF ACTION.

This Policy is intended to guide internal City operations. It does not create a private right of action, legal entitlement, or basis for liability against the City or any City officer, employee, contractor, consultant, volunteer, or agent.

File Attachments for Item:

5. Discussion and Consideration to amend the Town of Hideout Fee and Rate Schedule to add a civil penalty for violation of the Hideout Municipal Code Section 7.16.038, Emergency Access Areas; Fire Lanes; Obstruction prohibited, Penalties. - Corbin Gordon, Town Attorney (10 mins.)

TOWN OF HIDEOUT
ORDINANCE NO. 2026-O-___

AN ORDINANCE AMENDING TITLE 7, CHAPTER 7.16 OF THE HIDEOUT MUNICIPAL CODE TO ADD SECTION 7.16.038, EMERGENCY ACCESS AREAS; FIRE LANES; OBSTRUCTION PROHIBITED; PENALTIES; PROHIBITING PARKING, STANDING, STOPPING, STORAGE, OR OBSTRUCTION WITHIN FIRE LANES, EMERGENCY ACCESS AREAS, EMERGENCY ACCESS EASEMENTS, SECONDARY ACCESS ROUTES, TURNAROUNDS, AND OTHER AREAS REQUIRED TO REMAIN OPEN FOR EMERGENCY RESPONSE; ESTABLISHING CIVIL PENALTIES; AUTHORIZING TOWING, REMOVAL, COST RECOVERY, ADMINISTRATIVE HOLDS, AND OTHER ENFORCEMENT REMEDIES; AND PROVIDING FOR RELATED MATTERS

WHEREAS, the Town of Hideout is authorized to enact ordinances necessary to protect the public health, safety, welfare, and orderly development of the Town;

WHEREAS, the Town has authority to regulate parking, traffic, public safety, emergency access, fire access, development activity, construction activity, and the use of public streets, private streets, emergency access easements, public improvements, private improvements, and areas required to remain open for emergency response;

WHEREAS, Title 7, Chapter 7.16 of the Hideout Municipal Code regulates parking restrictions within the Town;

WHEREAS, the Town Council finds that blocked, obstructed, or unavailable fire lanes, emergency access areas, emergency access easements, secondary access routes, turnarounds, hammerheads, and similar emergency response areas may create immediate risks to life, property, public safety, fire suppression, ambulance response, law enforcement response, snow removal, public works access, utility access, and evacuation;

WHEREAS, the Town Council finds that emergency access areas may be obstructed not only by parked vehicles, but also by trailers, construction equipment, dumpsters, storage containers, construction materials, landscaping materials, snow storage, debris, and other objects or obstructions;

WHEREAS, the Town Council desires to clarify that no person may park, stop, stand, place, store, or allow any vehicle, trailer, equipment, material, object, or obstruction within any area required to remain open for emergency response;

WHEREAS, the Town Council desires to establish a civil penalty for emergency access violations in an amount not to exceed the maximum civil penalty authorized by Utah law;

WHEREAS, Utah Code Section 10-3-703 authorizes the governing body of a municipality to prescribe a civil penalty for violation of a municipal ordinance in an amount not exceeding the maximum class B misdemeanor fine under Utah Code Section 76-3-301, except that a municipality may not impose a civil penalty and adjudication for a municipal moving traffic ordinance;

WHEREAS, the Town Council finds that violations of this Ordinance are intended to be treated as civil municipal code, parking, fire-access, emergency-access, public-safety, and obstruction violations, and not as moving traffic violations;

WHEREAS, the Town Council further finds that because emergency access violations may pose immediate risks to public health, safety, welfare, fire response, ambulance response, law enforcement response, snow removal, utility access, and evacuation, the Town must have authority to require immediate removal and to impose enforcement remedies for continuing violations;

WHEREAS, the Town Council desires to make the remedies adopted by this Ordinance cumulative with other remedies available under the Hideout Municipal Code, including enforcement procedures under Title 7, Chapter 7.16, stop work orders, administrative holds, permit suspension, permit revocation, withholding of permits, withholding of inspections, withholding of approvals, abatement, towing, removal, cost recovery, attorney fees, and other remedies available at law or equity; and

WHEREAS, the Town Council finds that this Ordinance is necessary and appropriate to protect the health, safety, welfare, property, emergency access, public improvements, private improvements, and orderly administration of the Town.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH:

SECTION 1. Amendment to Title 7, Chapter 7.16.

Title 7, Chapter 7.16 of the Hideout Municipal Code is amended to add a new Section 7.16.038, entitled “Emergency Access Areas; Fire Lanes; Obstruction Prohibited; Penalties,” to read as follows:

7.16.038 EMERGENCY ACCESS AREAS; FIRE LANES; OBSTRUCTION PROHIBITED; PENALTIES.

A. Definitions. For purposes of this Section:

1. “Emergency access area” means any area, route, lane, easement, roadway, street, drive aisle, driveway, access way, fire lane, secondary access route, emergency access easement, turnaround, hammerhead, staging area, shoulder, or other area that is posted, marked, designated, platted, approved, required, or reasonably necessary to remain open for fire, ambulance, law enforcement, evacuation, snow removal, public works, utility, or emergency response access.
2. “Obstruction” means any vehicle, trailer, recreational vehicle, boat, construction equipment, machinery, dumpster, storage container, material, construction material, landscaping material, snow storage, debris, personal property, object, barrier, gate, fence, sign, or other item that blocks, narrows, impairs, restricts, delays, or interferes with use of an emergency access area.

3. “Person” means any individual, owner, tenant, occupant, applicant, developer, contractor, subcontractor, permit holder, property manager, homeowners association, entity, agent, or other person or entity that owns, controls, places, stores, parks, allows, directs, authorizes, or is responsible for a vehicle, item, material, object, or obstruction.

B. Prohibited Conduct. No person may park, stop, stand, place, store, maintain, permit, cause, authorize, or allow any vehicle, trailer, equipment, material, object, or obstruction within any emergency access area.

C. Duty to Keep Clear. Emergency access areas shall remain continuously open, passable, and unobstructed unless temporary closure or obstruction has been expressly approved in writing by the Town and any required emergency services authority.

D. Separate Violations. Each vehicle, trailer, item of equipment, material, object, or obstruction may constitute a separate violation. Each day or portion of a day that a violation continues constitutes a separate violation.

E. Civil Penalty. A violation of this Section is a civil violation punishable by a civil penalty in the amount established by the Town’s fee schedule, not to exceed the maximum civil penalty authorized by Utah Code Section 10-3-703. The Town Council may list the adopted penalty in the Town’s fee schedule.

F. Immediate Removal. Because obstruction of emergency access areas may create immediate risks to public health, safety, welfare, fire response, ambulance response, law enforcement response, evacuation, snow removal, public works access, utility access, and property protection, the Town may require immediate removal of any vehicle, item, material, object, or obstruction located in violation of this Section.

G. Notice. Notice of violation may be provided by any reasonable method, including personal delivery, posting on the vehicle or obstruction, posting on the property, email, regular mail, certified mail, hand delivery, notice to an owner, occupant, applicant, developer, contractor, subcontractor, permit holder, homeowners association, property manager, or agent, or any other method reasonably calculated to provide notice. Where the violation involves a parked, stopped, standing, stored, or placed vehicle, trailer, equipment, object, material, or obstruction in an emergency access area, notice requiring immediate removal shall constitute a reasonable opportunity to cure due to the public-safety nature of the violation.

H. Towing and Removal. In addition to imposing civil penalties, the Town may tow, remove, relocate, or cause removal of any vehicle, trailer, equipment, material, object, or obstruction located in violation of this Section. Removal may occur without further notice when the obstruction creates or may create a risk to emergency response, evacuation, snow removal, public works access, utility access, public safety, or property protection.

I. Cost Recovery. The person responsible for a violation shall be liable for all costs incurred by the Town relating to enforcement, towing, removal, relocation, storage, abatement, administrative processing, consultant review, attorney fees, collection costs, and any other cost incurred by the Town in connection with the violation.

J. Development, Construction, and Permit-Related Violations. If a violation of this Section is associated with construction activity, development activity, subdivision improvements, private improvements, public improvements, a land use approval, a building permit, a grading permit, an excavation permit, an encroachment permit, a subdivision approval, a development agreement, a subdivision improvement agreement, or any other Town approval, the Town may also issue a stop work order, administrative hold, notice of violation, permit suspension, permit revocation, withhold inspections, withhold further review, withhold further approvals, withhold certificates of occupancy, withhold acceptance of improvements, withhold release of financial assurances, or exercise any other remedy available under the Hideout Municipal Code, any applicable agreement, any permit or approval condition, or Utah law.

K. Enforcement Procedures. Violations of this Section may be enforced under the enforcement procedures applicable to parking violations under this Chapter, the general civil enforcement provisions of the Hideout Municipal Code, the stop work order and administrative hold provisions of the Hideout Municipal Code, and any other enforcement procedure or remedy available to the Town.

L. Cumulative Remedies. The remedies provided in this Section are cumulative and are in addition to, and not in limitation of, any other remedy available under the Hideout Municipal Code, any adopted fire code, any adopted construction code, any permit, approval, agreement, bond, escrow, financial assurance, development agreement, subdivision improvement agreement, or Utah law.

M. No Waiver. Failure by the Town to immediately enforce this Section does not waive the Town's right to later enforce this Section or any other applicable ordinance, approval condition, permit condition, agreement, or remedy.

SECTION 2. Conforming Reference to Fee Schedule.

The Town Council authorizes the civil penalty for violation of Section 7.16.038 to be included in the Town's Fee and Rate Schedule under the section governing penalties and fees for non-compliance with Town ordinances and code. The civil penalty shall not exceed the maximum civil penalty authorized by Utah Code Section 10-3-703.

SECTION 3. Conflicting Provisions.

To the extent any existing provision of the Hideout Municipal Code is inconsistent with this Ordinance, the more specific and more protective public-safety, emergency-access, fire-access, parking, obstruction, and enforcement provision shall govern.

SECTION 4. Codification.

The Town Clerk and codifier are authorized to codify this Ordinance as Section 7.16.038 of the Hideout Municipal Code and to make non-substantive formatting, numbering, cross-reference, and organizational changes necessary to incorporate this Ordinance into the Hideout Municipal Code.

SECTION 5. Severability.

If any section, clause, sentence, or provision of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected and shall remain in full force and effect.

SECTION 6. Effective Date.

This Ordinance shall take effect immediately upon posting or publication as required by law.

PASSED AND ADOPTED by the Town Council of the Town of Hideout, Utah, this ___ day of _____, 2026.

TOWN OF HIDEOUT

By: _____
Mayor

ATTEST:

Town Clerk/Recorder

APPROVED AS TO FORM:

Town Attorney

TOWN OF HIDEOUT
RESOLUTION NO. 2026-R-___

A RESOLUTION AMENDING THE TOWN OF HIDEOUT FEE AND RATE SCHEDULE TO ADD A CIVIL PENALTY FOR VIOLATION OF HIDEOUT MUNICIPAL CODE SECTION 7.16.038, EMERGENCY ACCESS AREAS; FIRE LANES; OBSTRUCTION PROHIBITED; PENALTIES

WHEREAS, the Town of Hideout has adopted a Fee and Rate Schedule establishing fees, charges, penalties, deposits, escrows, and other amounts charged or collected by the Town;

WHEREAS, the Town Council has adopted Ordinance No. 2026-O-___, amending Title 7, Chapter 7.16 of the Hideout Municipal Code to add Section 7.16.038, Emergency Access Areas; Fire Lanes; Obstruction Prohibited; Penalties;

WHEREAS, Section 7.16.038 prohibits parking, standing, stopping, storage, placement, or obstruction within fire lanes, emergency access areas, emergency access easements, secondary access routes, turnarounds, hammerheads, and other areas required to remain open for emergency response;

WHEREAS, Utah Code Section 10-3-717 permits a municipal governing body to establish fees and charges by resolution, but the Town Council recognizes that punishments, fines, and forfeitures must be authorized by ordinance as required by Utah law;

WHEREAS, Utah Code Section 10-3-703 authorizes a municipality to prescribe civil penalties for violation of a municipal ordinance in an amount not exceeding the maximum class B misdemeanor fine under Utah Code Section 76-3-301, except for municipal moving traffic ordinance violations;

WHEREAS, the Town Council finds that violations of Hideout Municipal Code Section 7.16.038 are civil municipal code, parking, fire-access, emergency-access, public-safety, and obstruction violations, and are not moving traffic violations;

WHEREAS, the Town Council finds that obstruction of emergency access areas may create immediate risks to life, property, public safety, fire suppression, ambulance response, law enforcement response, evacuation, snow removal, public works access, utility access, and emergency response;

WHEREAS, the Town Council desires to amend the Fee and Rate Schedule to list the civil penalty adopted by ordinance for violation of Hideout Municipal Code Section 7.16.038; and

WHEREAS, the Town Council finds that this Resolution is necessary and appropriate to protect the health, safety, welfare, emergency access, public improvements, private improvements, property, and orderly administration of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF HIDEOUT, UTAH:

SECTION 1. Amendment to Fee and Rate Schedule.

The Town of Hideout Fee and Rate Schedule is amended as set forth in Exhibit A, attached hereto and incorporated herein by this reference.

SECTION 2. Penalty Adopted Pursuant to Ordinance.

The civil penalty listed in Exhibit A is included in the Fee and Rate Schedule pursuant to Hideout Municipal Code Section 7.16.038 and Ordinance No. 2026-O-___. This Resolution is intended to list, implement, and administer the penalty authorized by ordinance and shall not be construed to independently create a punishment, fine, or forfeiture by resolution.

SECTION 3. Cumulative Remedies.

The penalties listed in Exhibit A are cumulative and are in addition to all other remedies available under the Hideout Municipal Code, any adopted fire code, any adopted construction code, any permit, approval, agreement, development agreement, subdivision improvement agreement, financial assurance, or Utah law, including towing, removal, abatement, stop work orders, administrative holds, permit suspension, permit revocation, withholding of inspections, withholding of approvals, withholding of certificates of occupancy, cost recovery, attorney fees, and collection costs.

SECTION 4. Effective Date.

This Resolution shall take effect immediately upon adoption and shall be incorporated into the Town of Hideout Fee and Rate Schedule.

PASSED AND ADOPTED by the Town Council of the Town of Hideout, Utah, this ___ day of _____, 2026.

TOWN OF HIDEOUT

By: _____
Mayor

ATTEST:

Town Clerk/Recorder

APPROVED AS TO FORM:

Town Attorney

EXHIBIT A
AMENDMENT TO TOWN OF HIDEOUT FEE AND RATE SCHEDULE

The Town of Hideout Fee and Rate Schedule, Section 5, "Penalties and Fees for Non-Compliance with Town Ordinances and Code," Section 5.1, "Penalty Fees: Code Violations," is amended to add the following line item:

Emergency Access / Fire Lane / Emergency Access Easement / Secondary Access Obstruction Violation — Hideout Municipal Code Section 7.16.038:

Parking, standing, stopping, placing, storing, maintaining, permitting, causing, authorizing, or allowing any vehicle, trailer, recreational vehicle, boat, equipment, machinery, dumpster, storage container, construction material, landscaping material, snow storage, debris, personal property, object, barrier, or other obstruction within any posted, marked, designated, platted, approved, required, or reasonably necessary fire lane, emergency access area, emergency access easement, secondary access route, turnaround, hammerhead, staging area, shoulder, driveway, access way, or other area required to remain open for fire, ambulance, law enforcement, evacuation, snow removal, public works, utility, or emergency response access:

$1,000.00 per day / per violation

Notes:

1. Each day or portion of a day that a violation continues constitutes a separate violation.
2. Each separate vehicle, trailer, item of equipment, material, object, or obstruction may constitute a separate violation.
3. The Town may require immediate removal of any obstruction located within an emergency access area.
4. The Town may tow, remove, relocate, or cause removal of the obstruction and recover all enforcement, towing, removal, relocation, storage, administrative, consultant, attorney fee, collection, and other costs incurred by the Town.
5. If the violation is associated with construction activity, development activity, a permit, approval, subdivision, development agreement, subdivision improvement agreement, public improvement, private improvement, or other Town-regulated activity, the Town may also issue a stop work order, place an administrative hold, suspend permits, revoke permits, withhold inspections, withhold approvals, withhold certificates of occupancy, withhold acceptance of improvements, withhold release of financial assurances, and pursue any other remedy available under Town ordinance, agreement, permit condition, approval condition, or Utah law.
6. This penalty is adopted pursuant to Hideout Municipal Code Section 7.16.038 and Ordinance No. 2026-O-___ and shall not be construed to exceed the maximum civil penalty authorized by Utah Code Section 10-3-703.