



# DAVIS COUNTY, UTAH

**POPULAR ANNUAL FINANCIAL  
REPORT  
FOR THE FISCAL YEAR ENDED  
DECEMBER 31, 2024**

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## Welcome

We are pleased to present the Davis County Popular Annual Financial Report (PAFR) for the fiscal year ended December 31, 2024. This report gives readers a summary of the County's financial activities. The purpose of the PAFR is to promote transparency in government while educating the public by providing a summary of Davis County's finances, taxes, services, and useful reference material in a readable and understandable format.

Information in this report is derived from the 2024 Davis County Annual Comprehensive Financial Report (ACFR). The ACFR includes financial statements that were audited by Carver Florek & James, CPA's, an independent CPA firm. The 2024 ACFR has received an unmodified (clean) opinion. An unmodified opinion means that Carver Florek & James examined the County's books and records and determined that the financial statements present fairly, in all material respects, the financial position, operating results, and cash flows of the County in conformity with Generally Accepted Accounting Principles (GAAP).

Although the numbers used in the PAFR come from an audited source, we have presented them in a condensed, easy to understand, non-GAAP format. GAAP reports deal with the presentation of funds as well as full disclosure of all material financial and non-financial events in the notes to the financial statements, while non-GAAP reports do not contain such notes. Readers who wish to review audited GAAP basis financial statements may refer to the Davis County ACFR, which is available on the County website at [www.daviscountyutah.gov](http://www.daviscountyutah.gov).

We are honored to serve the citizens of Davis County and hope that you enjoy reviewing the 2024 PAFR. We welcome any input, questions, and comments that you may have regarding this report. You may contact the Auditor's Office at 801-451-3420.



Curtis Koch, MBA, CGFM  
Auditor





## About Davis County

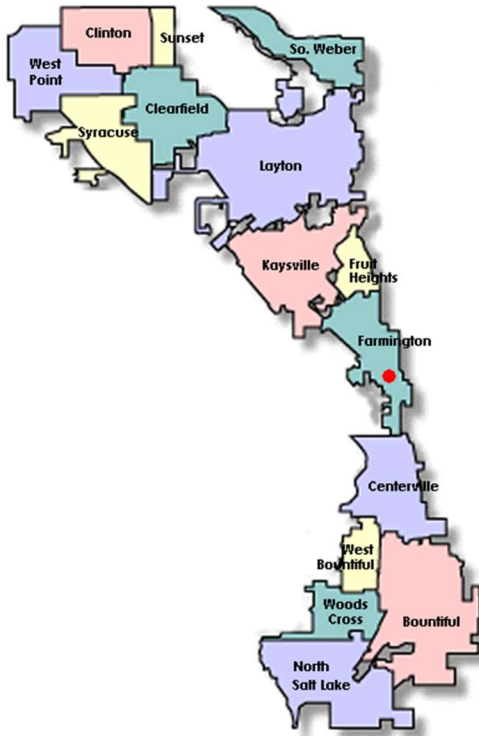
Davis County lies nestled between the Wasatch Mountains and the Great Salt Lake. The County boundary includes portions of the Great Salt Lake and picturesque Antelope Island State Park. The lake accounts for roughly 334 square miles of the County, leaving only 300 square miles of land. These numbers vary from year to year, depending on the lake level. While Davis County is Utah's smallest in land area, it is the third largest county in population and is home to an estimated 378,470 residents living in the County's fifteen communities.

This area was among the first settled by members of The Church of Jesus Christ of Latter-day Saints, who arrived in the Great Salt Lake Valley in 1847. Named for pioneer leader, Daniel C. Davis, Davis County was established as a territory on October 5, 1850. The territorial legislature created Davis County in 1852 and designated the seat at Farmington, midway between boundaries at the Weber River on the north and the mouth of the Jordan River on the south.





## Davis County – By the Numbers



City	Population	Date Incorporated
Bountiful	45,024	December 5, 1892
Centerville	16,560	May 5, 1915
Clearfield	34,778	July 17, 1922
Clinton	23,728	August 29, 1936
Farmington	26,163	December 15, 1892
Fruit Heights	5,969	August 3, 1939
Kaysville	33,252	March 15, 1868
Layton	84,348	December 30, 1937
North Salt Lake	23,593	September 3, 1946
South Weber	8,155	December 2, 1920
Sunset	5,372	August 27, 1938
Syracuse	38,999	September 3, 1935
West Bountiful	5,884	December 31, 1948
West Point	12,726	October 14, 1935
Woods Cross	11,493	September 4, 1930
Unincorporated	2,426	

**Total Population 378,470**

(July 1, 2024 Estimate)



**1850**

**Year Incorporated**

**634**

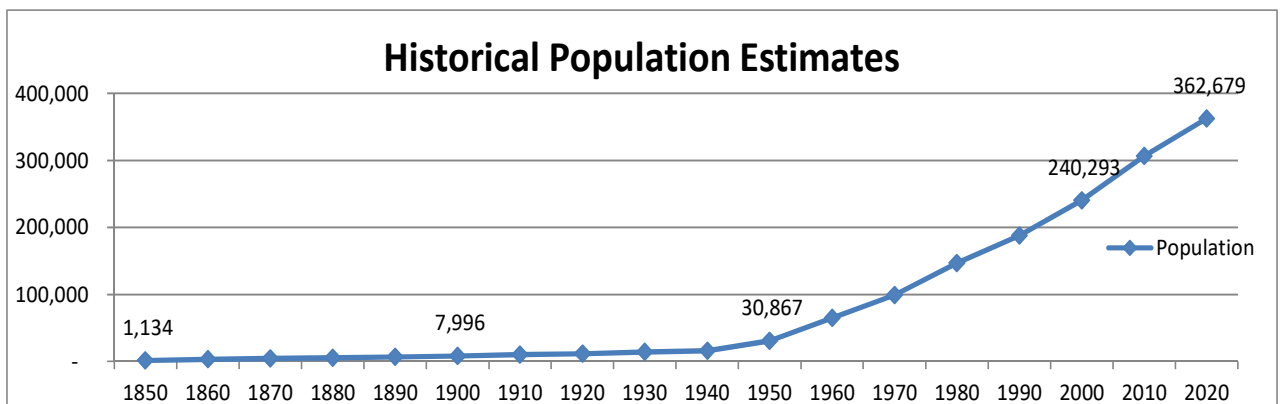
**Square Miles**

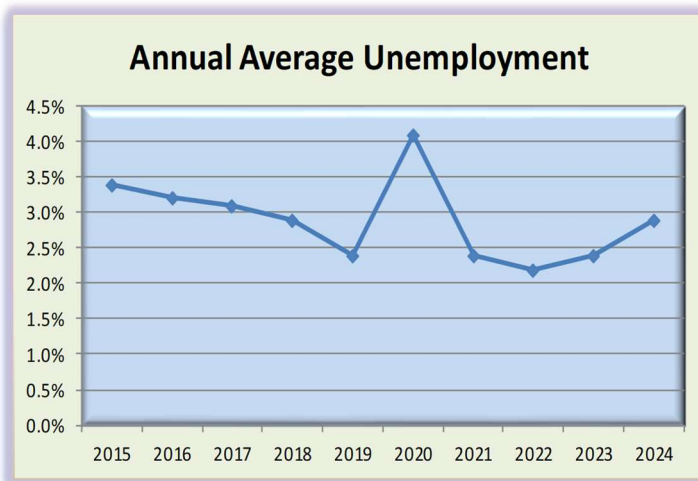
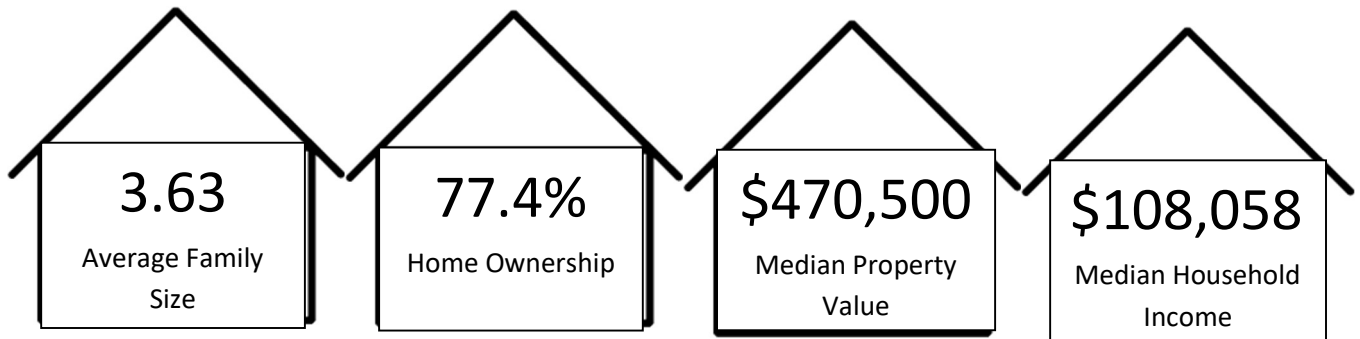
**32.3**

**Median Age**

**125,276**

**Housing Units**





#### Principal Employers

- 1) Hill Air Force Base
- 2) Davis County School District
- 3) Northrop Grumman
- 4) Smith's Food & Drug Centers Inc
- 5) Wal-Mart Associates
- 6) Lifetime Products
- 7) Lagoon Corporation Inc
- 8) Intermountain Health Care
- 9) Tanner Memorial Clinic
- 10) Davis County

# Management Overview

## Net Position

The Net Position of the County is defined as the difference between the County's assets and liabilities. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial state of the County is improving or deteriorating.

At the close of the most recent fiscal year, the assets of the County exceeded liabilities by \$364,483,401. This is an increase of \$34,733,806 over the previous year.

	2024	2023	2022	2021	2020
GOV. ACTIVITIES	\$ 391,519,740	\$ 351,782,961	\$ 321,646,498	\$ 274,465,954	\$ 226,262,445
BUSINESS ACTIVITIES	\$ 10,886,590	\$ 9,505,669	\$ 8,103,097	\$ 5,537,549	\$ 5,300,340
TOTAL	\$ 402,406,330	\$ 361,288,630	\$ 329,749,595	\$ 280,003,503	\$ 231,562,785

The largest portion of the County's net position reflects its investment in capital assets (land, buildings, equipment, etc.). Approximately \$171.8 million reflects the County's investment in capital assets. The County uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending.

## Overview of Financial Statements

The County's basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements.

The government-wide financial statements provide a broad overview of the County's finances, in a manner similar to a private-sector business. These statements distinguish between functions that are principally supported by taxes and intergovernmental revenues (governmental activities) and those that are intended to recover all or a significant portion of costs through user fees and charges (business-type activities).

This report will focus on providing a summary of the government-wide analysis, governmental activities, and business-type activities. Information on the fund financial statements and notes to the financial statements may be found in the ACFR.

GOVERNMENTAL ACTIVITIES		BUSINESS-TYPE ACTIVITIES	
General Government	Public Safety	Golf	Inmate Services
Public Health	Public Works		
Tourism	Transportation		
Interest on Long-Term Debt			

## Statement of Net Position

The County's governmental activities increased by \$39.7 million in total net position which represents a 11.3% increase from the prior year's net position. The County's business-type activities increased \$1.4 million in total net position, which represents a 14.5% increase from the prior year's net position. **The County, as a whole, increased total net position by \$41.1 million, which is a 11.4% increase from the prior year.** The full, disclosed Statement of Net Position can be found in the ACFR located at [www.daviscountyutah.gov](http://www.daviscountyutah.gov).

Davis County Net Position December 31,						
	Governmental Activities		Business-type Activities		Total Primary Government	
	Restated*		Restated*		Restated*	
	2024	2023	2024	2023	2024	2023
Current and Other Assets	\$ 334,632,372	\$ 342,534,683	\$ 4,697,565	\$ 3,534,601	\$ 339,329,937	\$ 346,069,284
Capital Assets	246,430,111	211,218,097	7,319,052	7,028,063	253,749,163	218,246,160
<b>Total Assets</b>	<b>581,062,483</b>	<b>553,752,780</b>	<b>12,016,617</b>	<b>10,562,664</b>	<b>593,079,100</b>	<b>564,315,444</b>
<b>Total deferred outflows of resources</b>	<b>26,330,689</b>	<b>21,509,997</b>	<b>516,345</b>	<b>391,558</b>	<b>26,847,034</b>	<b>21,901,555</b>
Current and Other Liabilities	67,744,506	74,951,118	175,529	110,098	67,920,035	75,061,216
Long-term Liabilities	129,765,481	140,131,857	1,107,622	1,223,710	130,873,103	141,355,567
<b>Total Liabilities</b>	<b>197,509,987</b>	<b>215,082,975</b>	<b>1,283,151</b>	<b>1,333,808</b>	<b>198,793,138</b>	<b>216,416,783</b>
<b>Total deferred inflows of resources</b>	<b>18,363,445</b>	<b>8,396,841</b>	<b>363,221</b>	<b>114,745</b>	<b>18,726,666</b>	<b>8,511,586</b>
Net Position:						
Net investment in Capital Assets	164,528,929	154,468,597	7,319,052	7,028,063	171,847,981	161,496,660
Restricted	126,291,149	102,207,370	-	-	126,291,149	102,207,370
Unrestricted	100,699,662	95,106,994	3,567,538	2,477,606	104,267,200	97,584,600
<b>Total Net Position</b>	<b>\$ 391,519,740</b>	<b>\$ 351,782,961</b>	<b>\$ 10,886,590</b>	<b>\$ 9,505,669</b>	<b>\$ 402,406,330</b>	<b>\$ 361,288,630</b>
Percentage change in total Net Position from prior year	11.3%		14.5%		11.4%	

\* 2023 was restated in order to reflect the implementation of GASB 101.

**Unrestricted net position** represents the available funds that the County has at a point in time to pay for emergencies, shortfalls, or other unexpected needs in both the Governmental and Business-Type Activities. Unrestricted net position allows management to track the County's financial position over time.



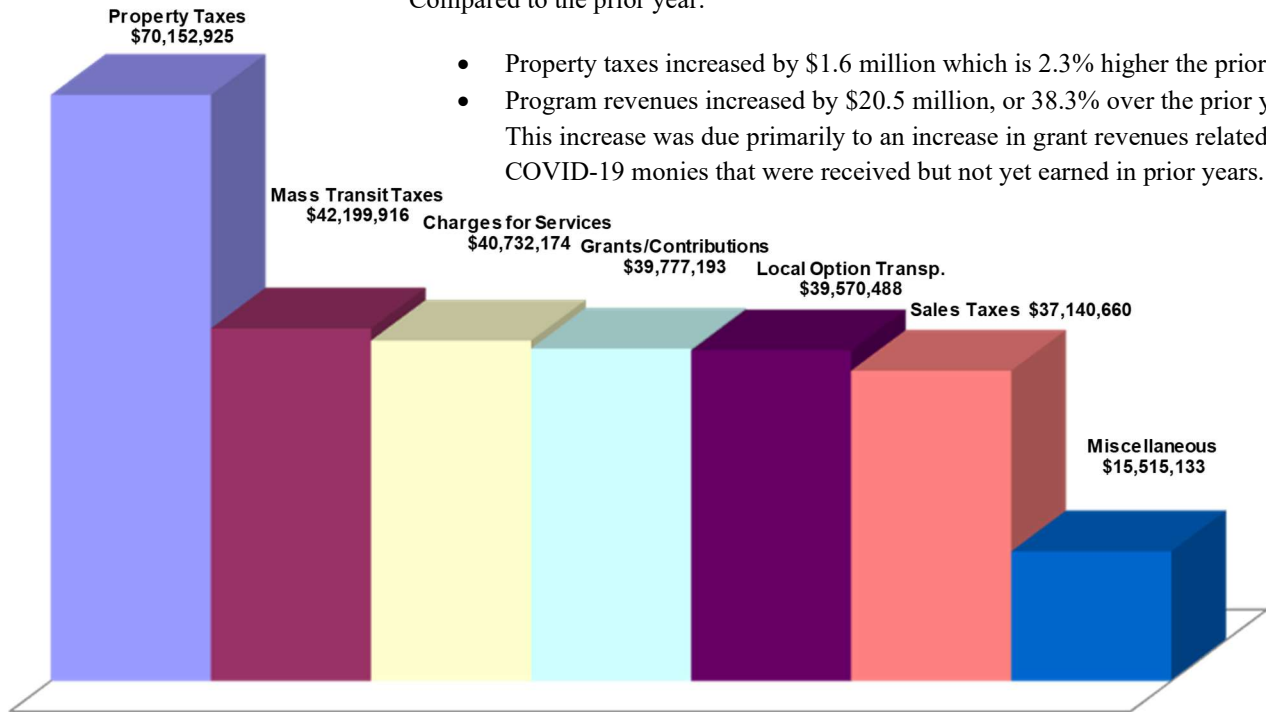
# Government-Wide Results of Operation

## Where did the County's money come from in 2024?

Revenues.

Compared to the prior year:

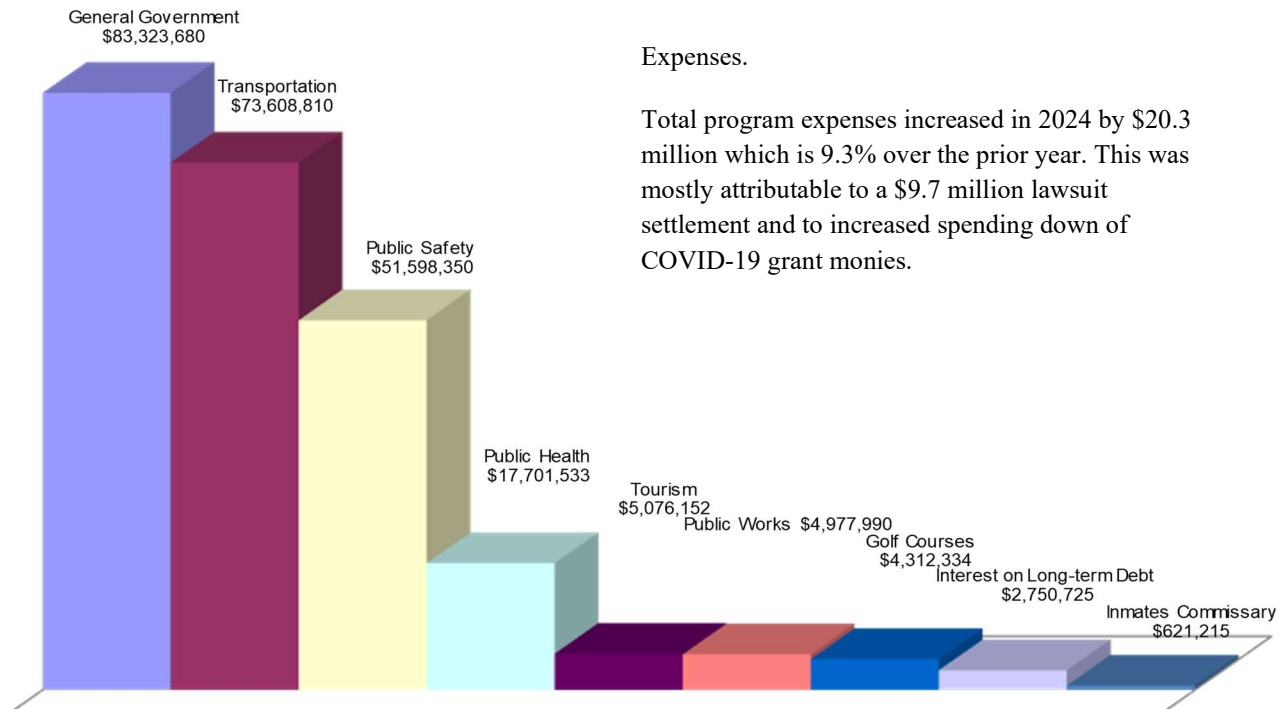
- Property taxes increased by \$1.6 million which is 2.3% higher the prior year.
- Program revenues increased by \$20.5 million, or 38.3% over the prior year. This increase was due primarily to an increase in grant revenues related to COVID-19 monies that were received but not yet earned in prior years.



## Where did the County's money go in 2024?

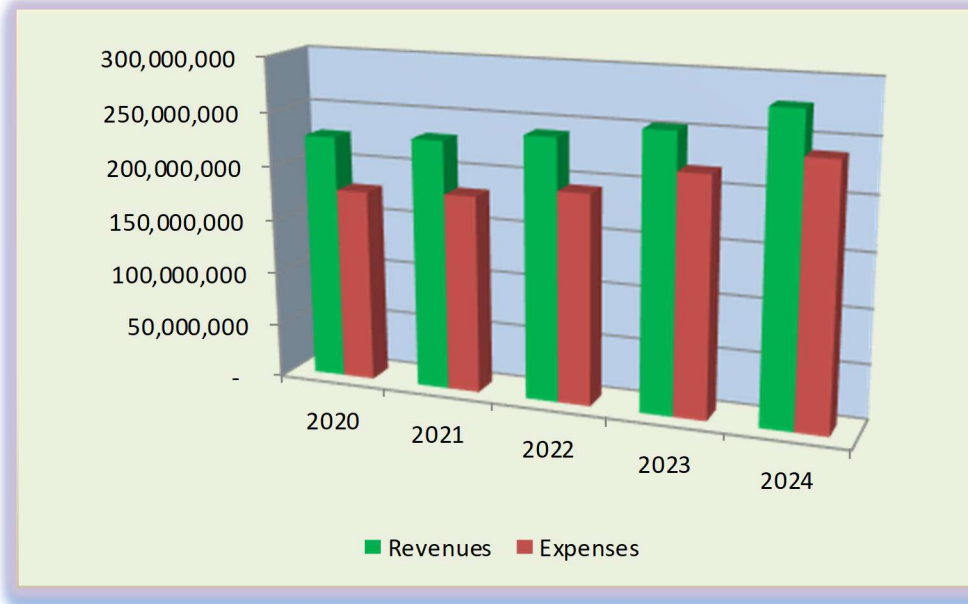
Expenses.

Total program expenses increased in 2024 by \$20.3 million which is 9.3% over the prior year. This was mostly attributable to a \$9.7 million lawsuit settlement and to increased spending down of COVID-19 grant monies.



## Statement of Activities

### GOVERNMENTAL ACTIVITIES



Governmental Activities. In the past five fiscal years, total revenues from the County's governmental activities were sufficient enough to cover related expenses.

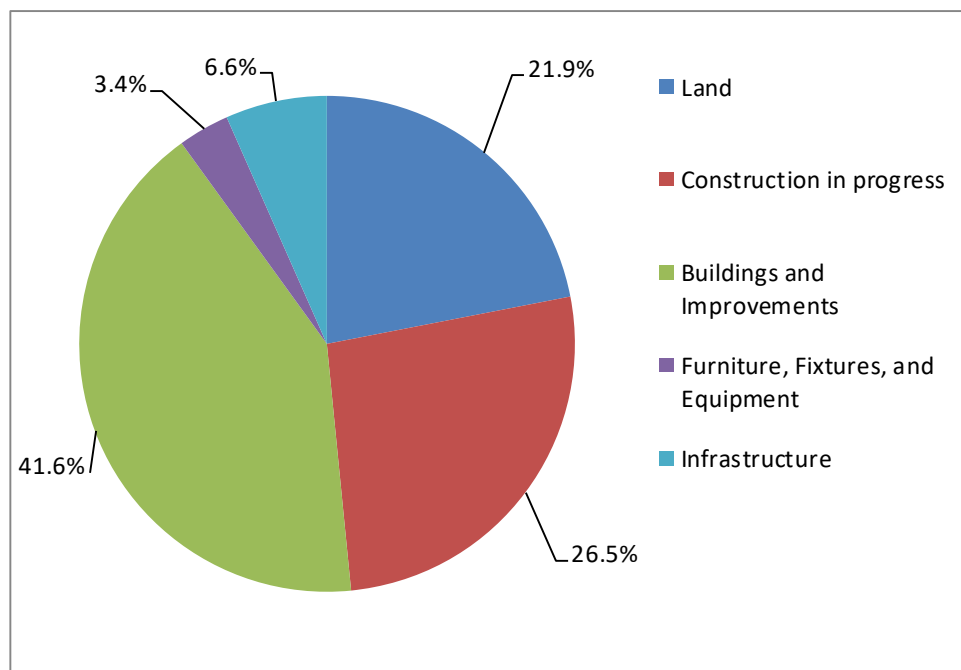
### BUSINESS-TYPE ACTIVITIES

Business-type activities. In each of the past five fiscal years, total revenues from the County's business-type activities exceeded related expenses.



## Capital Assets

This chart depicts the outstanding capital assets, net of depreciation, as of December 31, 2024 for both Governmental and Business-type activities. At December 31, 2024, the County's capital assets, net of depreciation totaled \$253.7 million. Capital assets are used to provide services to county residents. The County added approximately \$43.9 million in new capital assets during 2024. The County spent \$33.8 million on construction of the Western Sports Park expansion, an additional \$4.5 million was spent on the construction of the Emergency Operations Center, and a little over \$1 million was spent to replace the façade at the County Administration Building. An additional \$2.4 million was spent on the purchase, construction, or improvements to other County buildings and properties. Approximately \$0.3 million was spent on construction of infrastructure. The remaining approximately \$1.9 million was spent on the purchase of furniture, fixtures, vehicles and equipment. The County also disposed of or wrote off approximately \$3.4 million worth of capital assets.



## Outstanding Debt

From time to time, the County has used bonds for the acquisition, construction, and expansion of major capital facilities and structures. Current outstanding bonds were originally issued to construct and improve storm drainage and flood control projects; build a new Administration Building, Children's Justice Center, and Libraries; to remodel the old County Memorial Courthouse; and to expand and remodel the Legacy Center. Total bonded debt outstanding at December 31, 2024 was about \$80.1 million, as compared to \$84.7 million at the end of the prior year. This \$4.6 million (5.4 percent) decrease was the result of making required debt service payments.

<b>Outstanding Debt</b> <b>(Governmental and Business-Like Activities Combined)</b>			
	2024	2023	% Change
Sales Tax Revenue Bonds, net of premiums	\$ 61,064,193	\$ 64,555,580	-5.4%
Lease Revenue Bonds	19,070,011	20,146,822	-5.3%
Leases	1,659,836	1,844,043	-10.0%
Subscription liability	107,142	326,322	-67.2%
Compensated Absences	9,101,950	8,349,379	9.0%
Total OPEB Liability	24,644,743	34,145,405	-27.8%
Net Pension Liability	15,225,227	11,988,016	-
<b>Total</b>	<b>\$ 130,873,102</b>	<b>\$ 141,355,567</b>	<b>-7.4%</b>





