

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**SUMMARY**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/4/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ 2,797,319
REVENUES					
Interest Income	-	101,000	42,931	67,250	86,200
Bond issuance proceeds - GO Bonds	-	6,545,000	5,435,000	5,435,000	-
Bond issuance proceeds - SA Bonds	-	7,995,000	7,995,000	7,995,000	-
Total revenues	-	14,641,000	13,472,931	13,497,250	86,200
TRANSFERS IN	-	3,311,370	2,957,100	2,957,100	110,020
Total funds available	-	17,952,370	16,430,031	16,454,350	2,993,539
EXPENDITURES					
General Fund	-	47,000	6,087	24,500	51,000
Debt Service Fund - Series 2025A-1 & 2025B	-	-	-	-	214,698
Debt Service Fund - Series 2025A-2	-	-	-	317,801	533,669
Capital Projects Fund	-	11,278,630	10,185,980	10,357,630	-
Total expenditures	-	11,325,630	10,192,067	10,699,931	799,367
TRANSFERS OUT	-	3,311,370	2,957,100	2,957,100	110,020
Total expenditures and transfers out requiring appropriation	-	14,637,000	13,149,167	13,657,031	909,387
ENDING FUND BALANCES	\$ -	\$ 3,315,370	\$ 3,280,864	\$ 2,797,319	\$ 2,084,152
AVAILABLE FOR OPERATIONS	-	119,020	43,062	25,000	63,020
SURPLUS FUND	-	342,000	342,000	342,000	342,000
CAPITALIZED INTEREST	-	733,050	733,050	733,050	525,352
DEBT SERVICE RESERVE	-	775,713	775,713	775,713	775,713
CAPITALIZED INTEREST	-	691,688	1,059,338	741,537	211,868
TOTAL RESERVE	\$ -	\$ 2,661,470	\$ 2,953,162	\$ 2,617,300	\$ 1,917,953

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**GENERAL FUND**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/4/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ 25,000
REVENUES					
Interest Income	-	1,000	2,149	2,500	1,000
Total revenues	-	1,000	2,149	2,500	1,000
TRANSFERS IN					
Transfers from other funds	-	165,020	47,000	47,000	99,020
Total funds available	-	166,020	49,149	49,500	125,020
EXPENDITURES					
General and administrative					
Accounting	-	20,000	3,342	10,000	19,000
Auditing	-	-	-	-	9,000
Insurance	-	4,500	-	4,500	4,500
Legal	-	20,000	2,745	10,000	18,500
Miscellaneous	-	2,500	-	-	-
Total expenditures	-	47,000	6,087	24,500	51,000
TRANSFERS OUT					
Transfers to other fund	-	-	-	-	11,000
Total expenditures and transfers out requiring appropriation	-	47,000	6,087	24,500	62,000
ENDING FUND BALANCES	\$ -	\$ 119,020	\$ 43,062	\$ 25,000	\$ 63,020
AVAILABLE FOR OPERATIONS	-	119,020	43,062	25,000	63,020
TOTAL RESERVE	\$ -	\$ 119,020	\$ 43,062	\$ 25,000	\$ 63,020

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**DEBT SERVICE FUND - SERIES 2025A-1 & 2025B**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/4/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ 1,095,050
REVENUES					
Interest Income	-	25,000	14,169	20,000	38,000
Total revenues	-	25,000	14,169	20,000	38,000
TRANSFERS IN					
Transfers from other funds	-	1,678,950	1,075,050	1,075,050	7,000
Total funds available	-	1,703,950	1,089,219	1,095,050	1,140,050
EXPENDITURES					
Debt Service					
Bond interest	-	-	-	-	207,698
Paying agent fees	-	-	-	-	7,000
Total expenditures	-	-	-	-	214,698
Total expenditures and transfers out requiring appropriation	-	-	-	-	214,698
ENDING FUND BALANCES	\$ -	\$ 1,703,950	\$ 1,089,219	\$ 1,095,050	\$ 925,352
SURPLUS FUND	\$ -	\$ 342,000	\$ 342,000	\$ 342,000	\$ 342,000
CAPITALIZED INTEREST	-	733,050	733,050	733,050	525,352
TOTAL RESERVE	\$ -	\$ 1,075,050	\$ 1,075,050	\$ 1,075,050	\$ 867,352

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**DEBT SERVICE FUND - SERIES 2025A-2**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/4/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ 1,559,249
REVENUES					
Interest Income	-	25,000	24,185	42,000	45,000
Total revenues	-	25,000	24,185	42,000	45,000
TRANSFERS IN					
Transfers from other funds	-	1,467,400	1,835,050	1,835,050	4,000
Total funds available	-	1,492,400	1,859,235	1,877,050	1,608,249
EXPENDITURES					
Debt Service					
Bond interest	-	-	-	317,801	529,669
Paying agent fees	-	-	-	-	4,000
Total expenditures	-	-	-	317,801	533,669
Total expenditures and transfers out requiring appropriation	-	-	-	317,801	533,669
ENDING FUND BALANCES	\$ -	\$ 1,492,400	\$ 1,859,235	\$ 1,559,249	\$ 1,074,580
DEBT SERVICE RESERVE	\$ -	\$ 775,713	\$ 775,713	\$ 775,713	\$ 775,713
CAPITALIZED INTEREST	-	691,688	1,059,338	741,537	211,868
TOTAL RESERVE	\$ -	\$ 1,467,400	\$ 1,835,050	\$ 1,517,250	\$ 987,581

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**CAPITAL PROJECTS FUND**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

11/4/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ 118,020
REVENUES					
Interest Income	-	50,000	2,428	2,750	2,200
Bond issuance proceeds - GO Bonds	-	6,545,000	5,435,000	5,435,000	-
Bond issuance proceeds - SA Bonds	-	7,995,000	7,995,000	7,995,000	-
Total revenues	-	14,590,000	13,432,428	13,432,750	2,200
Total funds available	-	14,590,000	13,432,428	13,432,750	120,220
EXPENDITURES					
Capital Projects					
Bond issue costs	-	1,000,950	569,850	592,350	-
Capital outlay	-	10,277,680	9,616,130	9,765,280	-
Total expenditures	-	11,278,630	10,185,980	10,357,630	-
TRANSFERS OUT					
Transfers to other fund	-	3,311,370	2,957,100	2,957,100	99,020
Total expenditures and transfers out requiring appropriation	-	14,590,000	13,143,080	13,314,730	99,020
ENDING FUND BALANCES	\$ -	\$ -	\$ 289,348	\$ 118,020	\$ 21,200

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

On December 11, 2024, the City Council of Cedar City, Utah (the City), acting in its capacity as the creating authority for the Trails at Shurtz Canyon Public Infrastructure District (the District), adopted a resolution creating the Districts. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the Districts on December 19, 2024, which was recorded in the real property records of the Iron County Recorder on January 14, 2025.

The District was established to provide financing for infrastructure improvements to facilitate development within the boundaries of the District. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

The District has no employees, and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Interest Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.25%.

**Expenditures**

**Administrative Expenditures**

Administrative and operations expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

**Debt Service**

Interest and principal payments are provided based on the schedule of debt service requirements to maturity for the Series 2025 Bonds (discussed under debt and leases).

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On April 25, 2025, the District issued 2025A-1 Senior Bonds in the par amount of \$3,620,000. The District also anticipates to issue 2025B Subordinate Bonds on April 25, 2025, in the amount of \$1,815,000. The 2025A-1 Senior Bonds will bear interest at the rate of 6.750%, payable annually to the extent of Senior Pledged Revenue available on March 1 (the "Interest Payment Date"), beginning on March 1, 2026. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2032. The 2025A Senior Bonds mature on March 1, 2055. The 2025B Subordinate Bonds will bear interest at the rate of 9.000% per annum payable annually on each March 15, but only from and to the extent of available Subordinate Pledged Revenue, beginning on March 15, 2026. In the event interest on any bond is not paid when due, such interest is to compound annually on each March 15, at the rate then borne by the 2025B Subordinate Bond. The Subordinate Bonds mature on March 15, 2055.

On April 25, 2025, the District issued 2025A-2 Special Assessment bonds in the par amount of \$7,995,000. The 2025A-2 Senior Bonds will bear interest at the rate of 6.625%, payable annually to the extent of Special Assessment Revenue available on December 1 (the "Interest Payment Date"), beginning on December 1, 2025. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2028.

**This information is an integral part of the accompanying budget.**



**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
SCHEDULE OF BONDS DEBT SERVICE REQUIRMENTS TO MATURITY**

\$3,620,000  
Limited Tax General Obligation Bonds  
Series 2025A-1, Dated April 25, 2025  
Interest Rate 6.75%  
Interest Payable March 1  
Principal Payable March 1

<u>the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 207,698	\$ 207,698
2027	-	244,350	244,350
2028	-	244,350	244,350
2029	-	244,350	244,350
2030	-	244,350	244,350
2031	-	244,350	244,350
2032	25,000	244,350	269,350
2033	40,000	242,663	282,663
2034	45,000	239,963	284,963
2035	50,000	236,925	286,925
2036	60,000	233,550	293,550
2037	65,000	229,500	294,500
2038	70,000	225,113	295,113
2039	80,000	220,388	300,388
2040	85,000	214,988	299,988
2041	95,000	209,250	304,250
2042	105,000	202,838	307,838
2043	115,000	195,750	310,750
2044	125,000	187,988	312,988
2045	135,000	179,550	314,550
2046	150,000	170,438	320,438
2047	160,000	160,313	320,313
2048	175,000	149,513	324,513
2049	190,000	137,700	327,700
2050	205,000	124,875	329,875
2051	220,000	111,038	331,038
2052	240,000	96,188	336,188
2053	260,000	79,988	339,988
2054	280,000	62,438	342,438
2055	645,000	43,538	688,538
Total	<u>\$ 3,620,000</u>	<u>\$ 5,628,285</u>	<u>\$ 9,248,285</u>

See summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
SCHEDULE OF BONDS DEBT SERVICE REQUIRMENTS TO MATURITY**

\$7,995,000 Special Assessment Bonds Series 2025A-2, Dated April 25, 2025 Interest Rate 6.625% Interest Payable December 1 Principal Payable December 1			
<u>the Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 317,801	\$ 317,801
2026	-	529,669	529,669
2027	-	529,669	529,669
2028	245,000	529,669	774,669
2029	260,000	513,438	773,438
2030	275,000	496,213	771,213
2031	295,000	477,994	772,994
2032	315,000	458,450	773,450
2033	335,000	437,581	772,581
2034	360,000	415,388	775,388
2035	380,000	391,538	771,538
2036	405,000	366,363	771,363
2037	435,000	339,531	774,531
2038	465,000	310,713	775,713
2039	495,000	279,906	774,906
2040	525,000	247,113	772,113
2041	560,000	212,331	772,331
2042	600,000	175,231	775,231
2043	640,000	135,481	775,481
2044	680,000	93,081	773,081
2045	725,000	48,031	773,031
Total	<u>\$ 7,995,000</u>	<u>\$ 7,305,189</u>	<u>\$ 15,300,189</u>

See summary of significant assumptions.