

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**

**FINANCIAL STATEMENTS**

**SEPTEMBER 30, 2025**

**Trails at Shurtz Canyon Public Infrastructure District**  
**Balance Sheet - Governmental Funds**  
**September 30, 2025**

	<u>General</u>	<u>Debt Service</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets					
UMB Bond Fund 2025A-1	\$ -	\$ 742,711.20	\$ -	\$ -	\$ 742,711.20
UMB Reserve Fund 2025A-2	-	-	785,936.02	-	785,936.02
UMB Surplus Fund 2025A-1	-	346,507.36	-	-	346,507.36
UMB Capitalized Interest Fund 2025A-2	-	-	1,073,299.06	-	1,073,299.06
UMB COI Fund 2025A-1	-	-	-	75,017.63	75,017.63
UMB COI Fund 2025A-2	-	-	-	94,310.10	94,310.10
UMB Working Capital Fund 2025A-1	49,149.32	-	-	120,020.00	169,169.32
Total Assets	<u>\$ 49,149.32</u>	<u>\$ 1,089,218.56</u>	<u>\$ 1,859,235.08</u>	<u>\$ 289,347.73</u>	<u>\$ 3,286,950.69</u>
Liabilities					
Accounts Payable	\$ 6,086.13	\$ -	\$ -	\$ -	\$ 6,086.13
Total Liabilities	<u>6,086.13</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,086.13</u>
Fund Balances	<u>43,063.19</u>	<u>1,089,218.56</u>	<u>1,859,235.08</u>	<u>289,347.73</u>	<u>3,280,864.56</u>
Liabilities and Fund Balances	<u>\$ 49,149.32</u>	<u>\$ 1,089,218.56</u>	<u>\$ 1,859,235.08</u>	<u>\$ 289,347.73</u>	<u>\$ 3,286,950.69</u>

See selected information and the summary of significant assumptions.

**Trails at Shurtz Canyon Public Infrastructure District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2025**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 1,000.00	\$ 2,149.32	\$ (1,149.32)
Total Revenue	<u>1,000.00</u>	<u>2,149.32</u>	<u>(1,149.32)</u>
Expenditures			
Accounting	20,000.00	3,341.63	16,658.37
Insurance	4,500.00	-	4,500.00
Legal	20,000.00	2,744.50	17,255.50
Miscellaneous	2,500.00	-	2,500.00
Total Expenditures	<u>47,000.00</u>	<u>6,086.13</u>	<u>40,913.87</u>
Other Financing Sources (Uses)			
Transfers from other funds	165,020.00	47,000.00	118,020.00
Total Other Financing Sources (Uses)	<u>165,020.00</u>	<u>47,000.00</u>	<u>118,020.00</u>
Net Change in Fund Balances	119,020.00	43,063.19	75,956.81
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ 119,020.00</u>	<u>\$ 43,063.19</u>	<u>\$ 75,956.81</u>

See selected information and the summary of significant assumptions.

## **SUPPLEMENTARY INFORMATION**

**Trails at Shurtz Canyon Public Infrastructure District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2025**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 25,000.00	\$ 14,168.56	\$ 10,831.44
Total Revenue	<u>25,000.00</u>	<u>14,168.56</u>	<u>10,831.44</u>
Expenditures			
Bond interest - Series 2025A-1	323,686.00	-	323,686.00
Total Expenditures	<u>323,686.00</u>	<u>-</u>	<u>323,686.00</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,678,950.00	1,075,050.00	603,900.00
Total Other Financing Sources (Uses)	<u>1,678,950.00</u>	<u>1,075,050.00</u>	<u>603,900.00</u>
Net Change in Fund Balances	1,380,264.00	1,089,218.56	291,045.44
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ 1,380,264.00</u>	<u>\$ 1,089,218.56</u>	<u>\$ 291,045.44</u>

See selected information and the summary of significant assumptions.

**Trails at Shurtz Canyon Public Infrastructure District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2025**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 25,000.00	\$ 24,185.07	\$ 814.93
Total Revenue	<u>25,000.00</u>	<u>24,185.07</u>	<u>814.93</u>
Other Financing Sources (Uses)			
Transfers from other funds	1,467,400.00	1,835,050.01	(367,650.01)
Total Other Financing Sources (Uses)	<u>1,467,400.00</u>	<u>1,835,050.01</u>	<u>(367,650.01)</u>
Net Change in Fund Balances	1,492,400.00	1,859,235.08	(366,835.08)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ 1,492,400.00</u>	<u>\$ 1,859,235.08</u>	<u>\$ (366,835.08)</u>

See selected information and the summary of significant assumptions.

**Trails at Shurtz Canyon Public Infrastructure District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending September 30, 2025**

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ 50,000.00	\$ 2,427.73	\$ 47,572.27
Total Revenue	<u>50,000.00</u>	<u>2,427.73</u>	<u>47,572.27</u>
Expenditures			
Bond issue costs	1,000,950.00	569,850.00	431,100.00
Capital outlay	10,277,680.00	9,616,129.99	661,550.01
Total Expenditures	<u>11,278,630.00</u>	<u>10,185,979.99</u>	<u>1,092,650.01</u>
Other Financing Sources (Uses)			
Transfers to other fund	(3,311,370.00)	(2,957,100.01)	(354,269.99)
Bond issuance proceeds - GO Bonds	6,545,000.00	5,435,000.00	1,110,000.00
Bond issuance proceeds - SA Bonds	7,995,000.00	7,995,000.00	-
Total Other Financing Sources (Uses)	<u>11,228,630.00</u>	<u>10,472,899.99</u>	<u>755,730.01</u>
Net Change in Fund Balances	-	289,347.73	(289,347.73)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ 289,347.73</u>	<u>\$ (289,347.73)</u>

See selected information and the summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT**  
**SELECTED INFORMATION**  
**FOR THE PERIOD ENDED SEPTEMBER 30, 2025**

**Notes to the Reader:**

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of March 3, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.



**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
2025 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 Districts. 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 4%.

**Bond Proceeds**

The District anticipates issuing Special Assessment Revenue Bonds, Series 2025 and Limited Tax General Obligation Bonds Series 2025A and 2025B in 2025.

**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.

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt Service**

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

**TRAILS AT SHURTZ CANYON PUBLIC INFRASTRUCTURE DISTRICT  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

The District anticipates issuing Special Assessment Revenue Bonds, Series 2025 and Limited Tax General Obligation Bonds Series 2025A and 2025B in 2025.

**TRAILS AT SHURTZ CANYON PID**  
**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>
2025	\$ -	\$ -	\$ -
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 selected information and the summary of significant assumptions.

**TRAILS AT SHURTZ CANYON PID**  
**SCHEDULE OF BONDS DEBT SERVICE REQUIREMENTS 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 selected information and the summary of significant assumptions.