

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/7/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,469,271	\$ 1,030,550	\$ 1,072,729	\$ 1,072,729	\$ 722,468
REVENUES					
Property taxes applied to following year	-	-	-	(5,808)	5,808
Property taxes received from previous year	-	-	-	8,643	-
Property taxes	-	8,643	-	5,808	-
Interest Income	54,769	32,500	23,529	30,900	15,000
Developer advance	-	55,157	-	59,582	58,792
Total revenues	54,769	96,300	23,529	99,125	79,600
TRANSFERS IN	57,401	15,643	11,335	21,478	12,808
Total funds available	1,581,441	1,142,493	1,107,593	1,193,332	814,876
EXPENDITURES					
General Fund	50,401	56,800	33,342	59,900	57,600
Debt Service Fund	342,944	342,944	335,944	342,944	342,944
Capital Projects Fund	57,966	-	35,299	41,042	-
Total expenditures	451,311	399,744	404,585	443,886	400,544
TRANSFERS OUT	57,401	15,643	11,335	26,978	12,808
Total expenditures and transfers out requiring appropriation	508,712	415,387	415,920	470,864	413,352
ENDING FUND BALANCES	\$ 1,072,729	\$ 727,106	\$ 691,673	\$ 722,468	\$ 401,524
SURPLUS FUND	\$ 667,119	\$ 692,684	\$ 679,634	\$ 692,149	\$ 401,524
CAPITALIZED INTEREST FUND	302,349	-	-	-	-
TOTAL RESERVE	\$ 969,469	\$ 692,684	\$ 679,634	\$ 692,149	\$ 401,524

See summary of significant assumptions.

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/7/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUES					
Developer advance	-	55,157	-	59,582	58,792
Total revenues	-	55,157	-	59,582	58,792
TRANSFERS IN					
Transfers from other funds	50,401	8,643	7,755	10,898	5,808
Total funds available	50,401	63,800	7,755	70,480	64,600
EXPENDITURES					
General and administrative					
Accounting	13,184	20,400	9,548	20,400	20,800
Auditing	6,441	9,000	2,000	9,000	9,000
Insurance	7,000	7,000	4,400	7,000	7,000
Legal	23,776	20,400	17,394	23,500	20,800
Total expenditures	50,401	56,800	33,342	59,900	57,600
TRANSFERS OUT					
Transfers to other fund	-	7,000	3,580	10,580	7,000
Total expenditures and transfers out requiring appropriation	50,401	63,800	36,922	70,480	64,600
ENDING FUND BALANCES	\$ -	\$ -	\$ (29,167)	\$ -	\$ -

See summary of significant assumptions.

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/7/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 1,314,494	\$ 1,030,550	\$ 1,028,412	\$ 1,028,412	\$ 722,468
REVENUES					
Property taxes	-	8,643	-	5,808	-
Property taxes applied to following year	-	-	-	(5,808)	5,808
Property taxes received from previous year	-	-	-	8,643	-
Interest Income	49,862	32,500	22,770	30,000	15,000
Total revenues	49,862	41,143	22,770	38,643	20,808
TRANSFERS IN					
Transfers from other funds	7,000	7,000	-	7,000	7,000
Total funds available	1,371,356	1,078,693	1,051,182	1,074,055	750,276
EXPENDITURES					
Debt Service					
Bond interest	335,944	335,944	335,944	335,944	335,944
Paying agent fees	7,000	7,000	-	7,000	7,000
Total expenditures	342,944	342,944	335,944	342,944	342,944
TRANSFERS OUT					
Transfers to other fund	-	8,643	-	8,643	5,808
Total expenditures and transfers out requiring appropriation	342,944	351,587	335,944	351,587	348,752
ENDING FUND BALANCES	\$ 1,028,412	\$ 727,106	\$ 715,238	\$ 722,468	\$ 401,524
SURPLUS FUND	\$ 667,119	\$ 692,684	\$ 679,634	\$ 692,149	\$ 401,524
CAPITALIZED INTEREST FUND	302,349	-	-	-	-
TOTAL RESERVE	\$ 969,469	\$ 692,684	\$ 679,634	\$ 692,149	\$ 401,524

See summary of significant assumptions.

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/7/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 154,777	\$ -	\$ 44,317	\$ 44,317	\$ -
REVENUES					
Interest Income	4,907	-	759	900	-
Total revenues	4,907	-	759	900	-
TRANSFERS IN					
Transfers from other funds	-	-	3,580	3,580	-
Total funds available	159,684	-	48,656	48,797	-
EXPENDITURES					
Capital Projects					
Capital outlay	57,966	-	35,299	41,042	-
Total expenditures	57,966	-	35,299	41,042	-
TRANSFERS OUT					
Transfers to other fund	57,401	-	7,755	7,755	-
Total expenditures and transfers out requiring appropriation	115,367	-	43,054	48,797	-
ENDING FUND BALANCES	\$ 44,317	\$ -	\$ 5,602	\$ -	\$ -

See summary of significant assumptions.

JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On February 17, 2021 the City Council of Apple Valley (the City) in Washington County, Utah (the County), acting in its capacity as the creating authority for the Jepson Canyon Public Infrastructure District No. 1 (the District), adopted a resolution creating the District. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District, which was recorded in the real property records of the County on July 1, 2021.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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

Property Taxes

The County assesses, bills, collects, and distributes property taxes for all taxing jurisdictions within its boundaries, including cities, school districts, and special districts, in accordance with state law. Property taxes are collected on two types of assets: 1) personal property, which represents business assets other than real estate, and 2) real estate and improvements. Uncollected taxes, including delinquent amounts, are deemed to be substantially collectible or recoverable through a tax sale process that is conducted when property taxes have been delinquent for five years. Accordingly, no allowance for doubtful tax accounts is necessary. Property taxes becomes a lien against the property as of January 1 in the year in which taxes are due. Property valuation notices are mailed to property owners in July.

Property owners can appeal the assessed valuation no later than September 15. Tax notices are mailed to property owners on or before November 1. Payments are due November 30.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3%.

**JEPSON CANYON PID NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Developer Advance

The District is in the development stage. As such, the operating and administrative expenditures will be mainly funded by the Developer. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

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

Principal and interest payments in 2026 are provided based on the debt amortization schedule from the 2022A Bonds (discussed under Debt and Leases).

Capital Outlay

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

Debt and Leases

The District issued Limited Tax General Obligations Bonds, Series 2022A and Series 2022B on January 1, 2022, in the par amount of \$7,134,000 (the Bonds).

Proceeds from the sale of the bonds were used to (a) pay the Project Costs; (b) fund capitalized interest on the Series 2022A Bonds; (c) fund an initial deposit to the Surplus Fund; and (d) pay the costs of issuance of the Bonds.

The Series 2022A Bonds bear interest of 5.125%, payable semi-annually to the extent of Senior Pledged Revenue available on March, beginning on March 1, 2023. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2029. The Bonds mature on March 1, 2051.

**JEPSON CANYON PID NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The Series 2022B Bonds bear interest at the rate of 8.000% per annum and are payable annually on March 15, beginning March 15, 2022, but only to the extent of available Subordinate Pledged Revenue. The Series 2022B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date of March 15, 2051.

This information is an integral part of the accompanying budget.

**JEPSON CANYON PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$6,555,000 Limited Tax General Obligation Bonds
Series 2021A
Dated January 1, 2022
Interest Rate - 5.125%
Principal and Interest due March 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 335,944	\$ 335,944
2027	-	335,944	335,944
2028	-	335,944	335,944
2029	45,000	335,944	380,944
2030	70,000	333,638	403,638
2031	85,000	330,050	415,050
2032	95,000	325,694	420,694
2033	110,000	320,825	430,825
2034	125,000	315,188	440,188
2035	140,000	308,781	448,781
2036	155,000	301,606	456,606
2037	175,000	293,663	468,663
2038	190,000	284,694	474,694
2039	210,000	274,956	484,956
2040	230,000	264,194	494,194
2041	255,000	252,406	507,406
2042	275,000	239,338	514,338
2043	300,000	225,244	525,244
2044	325,000	209,869	534,869
2045	355,000	193,213	548,213
2046	385,000	175,019	560,019
2047	415,000	155,288	570,288
2048	450,000	134,019	584,019
2049	480,000	110,956	590,956
2050	520,000	86,356	606,356
2051	1,165,000	59,706	1,224,706
Total	<u>\$ 6,555,000</u>	<u>\$ 6,538,479</u>	<u>\$ 13,093,479</u>

See summary of significant assumptions.