SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

11/11/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 4,447,939	$ 2,200,010	$ 2,231,328	$ 2,231,328	$ 1,643,340
REVENUES					
Bond issuance proceeds	-	-	-	-	-
Property taxes	13,103	12,377	889	117,788	-
Property taxes to be applied next year	-	-	-	(105,411)	105,411
Interest Income	139,598	71,000	58,424	70,600	41,000
Developer advance	21,847	43,643	2,054	33,123	-
Total revenues	174,548	127,020	61,367	116,100	146,411
TRANSFERS IN	20,288	16,377	-	12,377	53,060
Total funds available	4,642,775	2,343,407	2,292,695	2,359,805	1,842,811
EXPENDITURES					
General Fund	38,135	52,020	11,244	45,500	53,060
Debt Service Fund	634,788	634,788	630,806	634,818	634,788
Capital Projects Fund	1,718,236	-	-	23,770	-
Total expenditures	2,391,159	686,808	642,050	704,088	687,848
TRANSFERS OUT	20,288	16,377	-	12,377	53,060
Total expenditures and transfers out requiring appropriation	2,411,447	703,185	642,050	716,465	740,908
ENDING FUND BALANCES	$ 2,231,328	$ 1,640,222	$ 1,650,645	$ 1,643,340	$ 1,101,903
CAPITALIZED INTEREST	1,089,861	459,073	1,089,861	459,073	-
RESERVE FUND	934,500	934,500	934,500	934,500	934,500
TOTAL RESERVE	$ 2,024,361	$ 1,393,573	$ 2,015,171	$ 1,393,573	$ 934,500

See summary of significant assumptions.

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

11/11/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Developer advance	21,847	43,643	2,054	33,123	-
Total revenues	21,847	43,643	2,054	33,123	-
TRANSFERS IN					
Transfers from other funds	16,288	12,377	-	12,377	53,060
Total funds available	38,135	56,020	2,054	45,500	53,060
EXPENDITURES					
General and administrative					
Accounting	11,802	18,360	8,025	16,500	19,000
Auditing	8,000	9,000	-	9,000	9,250
Insurance	7,538	5,000	-	5,000	5,500
Legal	10,795	18,360	3,219	15,000	19,000
Miscellaneous	-	1,300	-	-	310
Total expenditures	38,135	52,020	11,244	45,500	53,060
TRANSFERS OUT					
Transfers to other fund	-	4,000	-	-	-
Total expenditures and transfers out requiring appropriation	38,135	56,020	11,244	45,500	53,060
ENDING FUND BALANCES	$ -	$ -	$ (9,190)	$ -	$ -
AVAILABLE FOR OPERATIONS	-	-	(9,190)	-	-
TOTAL RESERVE	$ -	$ -	$ (9,190)	$ -	$ -

See summary of significant assumptions.

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

11/11/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,710,798	$ 2,200,010	$ 2,208,158	$ 2,208,158	$ 1,643,340
REVENUES					
Property taxes	13,103	12,377	889	117,788	-
Property taxes to be applied next year	-	-	-	(105,411)	105,411
Interest Income	115,045	71,000	57,773	70,000	41,000
Total revenues	128,148	83,377	58,662	82,377	146,411
TRANSFERS IN					
Transfers from other funds	4,000	4,000	-	-	-
Total funds available	2,842,946	2,287,387	2,266,820	2,290,535	1,789,751
EXPENDITURES					
Debt Service					
Bond interest	630,788	630,788	630,788	630,788	630,788
Paying agent fees	4,000	4,000	-	4,000	4,000
Banking fees	-	-	18	30	-
Total expenditures	634,788	634,788	630,806	634,818	634,788
TRANSFERS OUT					
Transfers to other fund	-	12,377	-	12,377	53,060
Total expenditures and transfers out requiring appropriation	634,788	647,165	630,806	647,195	687,848
ENDING FUND BALANCES	$ 2,208,158	$ 1,640,222	$ 1,636,014	$ 1,643,340	$ 1,101,903
CAPITALIZED INTEREST	$ 1,089,861	$ 459,073	$ 1,089,861	$ 459,073	$ -
RESERVE FUND	934,500	934,500	934,500	934,500	934,500
TOTAL RESERVE	$ 2,024,361	$ 1,393,573	$ 2,024,361	$ 1,393,573	$ 934,500

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

11/11/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,737,141	$ -	$ 23,170	$ 23,170	$ -
REVENUES					
Interest Income	24,553	-	651	600	-
Total revenues	24,553	-	651	600	-
Total funds available	1,761,694	-	23,821	23,770	-
EXPENDITURES					
Capital Projects					
Engineering	25,884	-	-	-	-
Capital outlay	1,692,352	-	-	23,770	-
Total expenditures	1,718,236	-	-	23,770	-
TRANSFERS OUT					
Transfers to other fund	20,288	-	-	-	-
Total expenditures and transfers out requiring appropriation	1,738,524	-	-	23,770	-
ENDING FUND BALANCES	$ 23,170	$ -	$ 23,821	$ -	$ -

See summary of significant assumptions.

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On November 9, 2022 the City Council of City of Washington, Utah (the City), acting in its capacity as the creating authority for the Sienna Hills 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 December 8, 2022.

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 3.00%.

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 2023A(2) 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 its Series 2023A(2) Bonds on March 23, 2023. The Bonds were issued for the purposes of (a) financing a portion of public improvements of the development, (b) funding the Reserve Fund to the Reserve Requirement, (c) paying capitalized interest on the Bonds, and (d) paying other costs in connection with the issuance of the Bonds.

The Bonds bear interest at the rate of 6.75%, payable annually to the extent of Pledged Revenue available on July 1, beginning on July 1, 2023. Annual mandatory sinking fund principal payments are due July 1, beginning on July 1, 2028. The Bonds mature on July 1, 2035. The Bonds are secured by and payable solely from Pledged Revenue consisting of the following: (a) all Property Tax Revenues, (b) all Pledged Sales Tax Revenues, and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

Reserves

The District maintains a Debt Service Reserve Fund as required by the Series 2023A(2) Bonds.

This information is an integral part of the accompanying budget.

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$9,345,000 Limited Tax General Obligation
And Sales Tax Revenue Bonds
Series 2023A(2)
Dated March 16, 2023
Interest Rate - 6.75%
Principal and Interest Payment - July 1st

Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 630,788	$ 630,788
2027	-	630,788	630,788
2028	320,000	630,788	950,788
2029	865,000	609,188	1,474,188
2030	1,110,000	550,800	1,660,800
2031	1,255,000	475,875	1,730,875
2032	1,410,000	391,163	1,801,163
2033	1,585,000	295,988	1,880,988
2034	1,770,000	189,000	1,959,000
2035	1,030,000	69,525	1,099,525
Total	$ 9,345,000	$ 4,473,903	$ 13,818,903

See summary of significant assumptions.