DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/1/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Interest Income	-	-	-	-	300,000
Developer advance	-	-	-	-	45,500
Acceptance of reimbursable costs	-	-	-	-	53,245,349
Bond issuance proceeds	-	-	-	-	77,295,000
Total revenues	-	-	-	-	130,885,849
TRANSFERS IN	-	-	-	-	22,173,751
Total funds available	-	-	-	-	153,059,600
EXPENDITURES					
General Fund	-	-	-	-	45,500
Debt Service Fund	-	-	-	-	4,647,068
Capital Projects Fund	-	-	-	-	108,516,598
Total expenditures	-	-	-	-	113,209,166
TRANSFERS OUT	-	-	-	-	22,173,751
Total expenditures and transfers out requiring appropriation	-	-	-	-	135,382,917
ENDING FUND BALANCES	$ -	$ -	$ -	$ -	$ 17,676,683
CAPITALIZED INTEREST	-	-	-	-	9,849,745
RESERVE FUND	-	-	-	-	7,680,938
TOTAL RESERVE	$ -	$ -	$ -	$ -	$ 17,530,683

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/1/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Developer advance	-	-	-	-	45,500
Total revenues	-	-	-	-	45,500
Total funds available	-	-	-	-	45,500
EXPENDITURES					
General and administrative					
Accounting	-	-	-	-	18,000
District management	-	-	-	-	7,500
Insurance	-	-	-	-	5,000
Legal	-	-	-	-	15,000
Total expenditures	-	-	-	-	45,500
Total expenditures and transfers out requiring appropriation	-	-	-	-	45,500
ENDING FUND BALANCES	$ -	$ -	$ -	$ -	$ -

See summary of significant assumptions.

DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/1/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Interest Income	-	-	-	-	150,000
Total revenues	-	-	-	-	150,000
TRANSFERS IN					
Transfers from other funds	-	-	-	-	22,173,751
Total funds available	-	-	-	-	22,323,751
EXPENDITURES					
Debt Service					
Bond interest	-	-	-	-	4,643,068
Paying agent fees	-	-	-	-	4,000
Total expenditures	-	-	-	-	4,647,068
Total expenditures and transfers out requiring appropriation	-	-	-	-	4,647,068
ENDING FUND BALANCES	$ -	$ -	$ -	$ -	$ 17,676,683
CAPITALIZED INTEREST	$ -	$ -	$ -	$ -	$ 9,849,745
RESERVE FUND	-	-	-	-	7,680,938
TOTAL RESERVE	$ -	$ -	$ -	$ -	$ 17,530,683

See summary of significant assumptions.

DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/1/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Bond issuance proceeds	-	-	-	-	77,295,000
Interest Income	-	-	-	-	150,000
Acceptance of reimbursable costs	-	-	-	-	53,245,349
Total revenues	-	-	-	-	130,690,349
Total funds available	-	-	-	-	130,690,349
EXPENDITURES					
Capital Projects					
Recognition of costs	-	-	-	-	53,245,349
Repayment of reimbursable costs	-	-	-	-	53,245,349
Engineering	-	-	-	-	30,000
Bond issue costs	-	-	-	-	1,995,900
Total expenditures	-	-	-	-	108,516,598
TRANSFERS OUT					
Transfers to other fund	-	-	-	-	22,173,751
Total expenditures and transfers out requiring appropriation	-	-	-	-	130,690,349
ENDING FUND BALANCES	$ -	$ -	$ -	$ -	$ -

See summary of significant assumptions.

DESERET PUBLIC INFRASTRUCTURE DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On May 24, 2023, the City Council of Grantsville City, Utah (the City), acting in its capacity as the creating authority for the Deseret Public Infrastructure District No. 2 (the District) and Nos. 1, 3-16 (District Nos.1, 3-16 and together with the District, the Districts), adopted a resolution creating the Districts.

The District was established simultaneously with the Districts 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

Developer Advance

The District is in the development stage. As such, administrative expenditures will be 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.

Net Investment Income

Interest earned on the District's available funds has been estimated based on current rates.

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

Principal and interest payments are provided based on the anticipated debt amortization schedule from the anticipated Series 2026 Bonds.

Debt and Leases

The District has no operating or capital leases.

The District anticipates issuing special assessment bonds in 2026. Details of the bonds will be determined at a later date.

This information is an integral part of the accompanying budget.