

RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

11/14/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 3,067,136	\$ 2,010,472	\$ 2,289,001	\$ 2,289,001	\$ 1,529,947
REVENUES					
Property taxes	110,794	101,538	-	239,254	-
Property taxes applied to next year	-	-	-	(137,716)	137,716
Transfers from Red Bridge PID No. 2	89,162	-	-	38,440	-
Interest Income	99,790	50,000	41,482	50,018	28,010
Developer advance	2,100	-	3,951	3,951	-
Total revenues	301,846	151,538	45,433	193,947	165,726
TRANSFERS IN	38,610	60,060	-	53,060	54,420
Total funds available	3,407,592	2,222,070	2,334,434	2,536,008	1,750,093
EXPENDITURES					
General Fund	61,909	53,060	22,524	59,601	50,700
Debt Service Fund	893,400	893,400	886,400	893,400	927,766
Capital Projects Fund	124,672	-	-	-	-
Total expenditures	1,079,981	946,460	908,924	953,001	978,466
TRANSFERS OUT	38,610	60,060	-	53,060	54,420
Total expenditures and transfers out requiring appropriation	1,118,591	1,006,520	908,924	1,006,061	1,032,886
ENDING FUND BALANCES	\$ 2,289,001	\$ 1,215,550	\$ 1,425,510	\$ 1,529,947	\$ 717,207
AVAILABLE FOR OPERATIONS	-	2,356	-	804	4,225
SURPLUS FUND	1,834,821	1,892,200	1,417,139	1,528,854	712,982
TOTAL RESERVE	\$ 1,834,821	\$ 1,894,556	\$ 1,417,139	\$ 1,529,658	\$ 717,207

See summary of significant assumptions.

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

11/14/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 24,486	\$ 9,356	\$ 3,386	\$ 3,386	\$ 804
REVENUES					
Interest Income	101	-	8	8	-
Developer advance	2,100	-	3,951	3,951	-
Total revenues	2,201	-	3,959	3,959	-
TRANSFERS IN					
Transfers from other funds	38,608	53,060	-	53,060	54,121
Total funds available	65,295	62,416	7,345	60,405	54,925
EXPENDITURES					
General and administrative					
Accounting	25,434	20,000	13,015	18,000	19,000
Auditing	7,800	18,000	3,000	18,000	9,000
Insurance	701	3,960	3,951	3,951	4,500
District management	12,519	6,000	2,468	6,000	8,000
Legal	1,875	5,000	-	5,000	10,000
Miscellaneous	-	-	-	-	-
Banking fees	80	100	90	150	200
Repay developer advance	13,500	-	-	8,500	-
Total expenditures	61,909	53,060	22,524	59,601	50,700
TRANSFERS OUT					
Transfers to other fund	-	7,000	-	-	-
Total expenditures and transfers out requiring appropriation	61,909	60,060	22,524	59,601	50,700
ENDING FUND BALANCES	\$ 3,386	\$ 2,356	\$ (15,179)	\$ 804	\$ 4,225
AVAILABLE FOR OPERATIONS	-	2,356	-	804	4,225
TOTAL RESERVE	\$ -	\$ 2,356	\$ -	\$ 804	\$ 4,225

See summary of significant assumptions.

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

11/14/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 2,917,710	\$ 2,001,116	\$ 2,285,336	\$ 2,285,336	\$ 1,528,854
REVENUES					
Property taxes	110,794	101,538	-	239,254	-
Property taxes applied to next year	-	-	-	(137,716)	137,716
Interest Income	99,676	50,000	41,466	50,000	28,000
Transfers from Red Bridge PID No. 2	89,162	-	-	38,440	-
Total revenues	299,632	151,538	41,466	189,978	165,716
TRANSFERS IN					
Transfers from other funds	2	7,000	-	-	299
Total funds available	3,217,344	2,159,654	2,326,802	2,475,314	1,694,869
EXPENDITURES					
Debt Service					
Bond interest	886,400	886,400	886,400	886,400	885,766
Bond principal	-	-	-	-	35,000
Paying agent fees	7,000	7,000	-	7,000	7,000
Total expenditures	893,400	893,400	886,400	893,400	927,766
TRANSFERS OUT					
Transfers to other fund	38,608	53,060	-	53,060	54,121
Total expenditures and transfers out requiring appropriation	932,008	946,460	886,400	946,460	981,887
ENDING FUND BALANCES	\$ 2,285,336	\$ 1,213,194	\$ 1,440,402	\$ 1,528,854	\$ 712,982
SURPLUS FUND	\$ 1,834,821	\$ 1,892,200	\$ 1,417,139	\$ 1,528,854	\$ 712,982
TOTAL RESERVE	\$ 1,834,821	\$ 1,892,200	\$ 1,417,139	\$ 1,528,854	\$ 712,982

See summary of significant assumptions.

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

11/14/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 124,940	\$ -	\$ 279	\$ 279	\$ 289
REVENUES					
Interest Income	13	-	8	10	10
Total revenues	13	-	8	10	10
Total funds available	124,953	-	287	289	299
EXPENDITURES					
Capital Projects					
Capital outlay	124,672	-	-	-	-
Total expenditures	124,672	-	-	-	-
TRANSFERS OUT					
Transfers to other fund	2	-	-	-	299
Total expenditures and transfers out requiring appropriation	124,674	-	-	-	299
ENDING FUND BALANCES	\$ 279	\$ -	\$ 287	\$ 289	\$ -

See summary of significant assumptions.

RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On September 2, 2020, the City Council of Payson City, Utah (the City), authorizing the creation of the Red Bridge Public Infrastructure District No. 1 and Red Bridge Public Infrastructure District No. 2 under Title 17D, Chapter 4 (the “Public Infrastructure Act”), Utah Code Annotated 1953, as amended and relevant portions of Title 17B, Chapter 1, Utah Code (the “Local District Act” and together with “Public Infrastructure Act”) and approving the District’s Governing Document, as previously amended and supplemented as required under the Public Infrastructure District Act. On October 16, 2020, the Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for each Districts.

The Districts were established to provide financing for public infrastructure improvements (the “Public Improvements”) to facilitate development within the boundaries of the Districts. Pursuant to the Governing Documents, the Districts have 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 Districts have each entered into an interlocal agreement with the City, as previously amended and supplemented (the “City Interlocal Agreements”), each dated as of November 18, 2020, which provides, among other things, that some or all of the Improvements constructed within the Districts will be transferred to the City.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

Revenues

Property Taxes

The primary source of revenue or cash receipts will be ad valorem property taxes. A tax rate is computed by dividing the amount of the taxing entity’s budgeted property tax revenue by the taxing entity’s taxable value. The tax rate or levy is based on assessed values determined by the County Assessor generally as of January 1 of each year. The State Tax Commission must assess all centrally assessed property by May 1 of each year. County assessors are required to assess all locally assessed property before May 22 of each year.

Generally, the Board of Trustees must adopt a proposed tax rate or, if the tax rate is not more than the certified rate, a final tax rate before June 22. The certified tax rate generally provides a taxing entity with the same amount of property tax revenue it received in the previous tax year plus any revenue generated by additional growth in its taxable value.

County auditors forward to the State Tax Commission a statement prepared by each taxing entity showing the amount and purpose of each levy. Upon determination by the State Tax Commission that the tax levies comply with applicable law and do not exceed maximum permitted rates, the State Tax Commission notifies county auditors to implement the levies by September 30. On or before November 1, the County Treasurer furnishes each taxpayer with the amount of the tax levied. Real property taxes are due on November 30.

RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues (Continued)

Transfers from Red Bridge PID No. 2

The District receives property tax revenue collected by Red Bridge PID No. 2 for the sole purpose of paying debt service costs and obligations of the Districts.

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

The principal and interest payments are provided based on the debt amortization schedules from the General Obligation Bonds, Series 2021A (discussed under Debt and Leases). The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

Debt and Leases

The Bonds are issued under the Public Infrastructure District Act, the Local District Act, the Local Government Bonding Act, Title 11, Chapter 14, Utah Code (the "Bond Act"), the Governing Documents and other applicable laws of the State of Utah (the "State").

The Series 2021A Senior Bonds will be issued under an Indenture of Trust (Senior) related to the Series 2021A Senior Bonds to be dated as of July 1, 2021 (the "Senior Indenture") by and between the District and UMB Bank, n.a., as trustee (the "Trustee"). The Series 2021B Subordinate Bonds will be issued under an Indenture of Trust (Subordinate) related to the Series 2021B Subordinate Bonds to be dated as of July 1, 2021 (the "Subordinate Indenture") by and between the District and the Trustee. The Senior Indenture and the Subordinate Indenture are collectively referred to herein as the "Indentures." The Bonds were authorized by separate resolutions adopted by the District's Board of Trustees (the "Board") and District No. 2's Board of Trustees (the "District No. 2 Board") on March 4, 2021 (collectively, the "Bond Resolution").

For the purpose of providing for the payment of the Bonds, the Districts are entering into an Interlocal Capital Pledge Agreement (the "Capital Pledge Agreement") to be dated as of July 1, 2021, in full conformity with the constitution and laws of the State, including the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code (the "Interlocal Act") and the Local District Act and approved by the Bond Resolution.

RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases (Continued)

At public meetings of the Boards, each held on June 19, 2021, each board obtained the consent of 100% of the owners of surface property within the boundaries of the Districts and 100% of the registered voters residing within the boundaries of the Districts to the issuance of \$24,000,000 of limited tax bonds (the "Property Owner Consent"). Pursuant to the provisions of the Public Infrastructure District Act, the Property Owner Consent is sufficient to meet any statutory or constitutional election requirement necessary for the issuance of limited tax bonds. The Governing Documents permit the Districts and District No. 3 to issue up to an aggregate \$24,000,000 in bonds, which amount excludes any bonds issued to refund a prior issuance of bonds by the Districts or District No. 3 and excludes any pledge of property tax revenues by one district to the debt of another district. On March 4, 2021, the Board of Trustees of District No. 3 adopted a resolution consenting to the use of the entirety of the Governing Document Debt Limitation and the imposition of up to 0.010 per dollar of taxable value by the Districts.

The Series 2021A Senior Bonds are limited tax general obligations of the District secured by and payable solely from the "Pledged Revenue" consisting of the following revenues: (a) all District Property Tax Revenues, generally comprised of the revenues resulting from imposition by the Districts of the applicable Required Mill Levy pursuant to the Capital Pledge Agreement (including the allocation to each District of any uniform fees related to personal property); (b) all PILOT Revenue (comprised of certain payments in lieu of taxes); (c) all Pioneering Agreement Revenue (comprised of any payments made by owners of property outside of the Districts for connection into the sewer and water improvements financed by the District); and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Senior Bond Fund.

The Series 2021B Subordinate Bonds are "cash flow" limited tax general obligations of the District secured by and payable from the "Subordinate Pledged Revenue," generally consisting of: (a) the foregoing-described Pledged Revenue (excluding moneys credited to the Senior Bond Fund) after deduction of any amount thereof used, paid, pledged, or otherwise applied to the payment of any Senior Obligations (including the Series 2021A Senior Bonds); and (b) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund. Accordingly, the majority of revenues securing payment of the Series 2021B Subordinate Bonds are pledged by the Senior Indenture to the payment of the Series 2021A Senior Bonds, and the lien thereon of the Series 2021B Subordinate Bonds is junior and subordinate in all respects to the lien of the Series 2021A Senior Bonds and any other Senior Obligations which may be issued by the District in the future.

The District has entered into the Interlocal Capital Pledge Agreement (the "Capital Pledge Agreement") with District No. 2 pursuant to which each District will pledge certain revenues to issuing District for the payment of Bonds and any Additional Obligations, and covenant to take certain actions with respect to generating such revenues.

This information is an integral part of the accompanying budget.

RED BRIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$21,000,000 Limited Tax General Obligation Bonds

Series 2021A

Dated July 8, 2021

Interest Rates - 3.62500%, 4.1250%, and 4.3750%

Payable February 1 and August 1

<u>Year Ending</u> <u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 35,000	\$ 885,766	\$ 920,766
2027	110,000	883,138	993,138
2028	235,000	876,884	1,111,884
2029	265,000	867,822	1,132,822
2030	295,000	857,672	1,152,672
2031	330,000	846,344	1,176,344
2032	370,000	833,656	1,203,656
2033	405,000	819,609	1,224,609
2034	445,000	804,203	1,249,203
2035	490,000	787,256	1,277,256
2036	535,000	767,341	1,302,341
2037	585,000	744,241	1,329,241
2038	635,000	719,078	1,354,078
2039	690,000	691,750	1,381,750
2040	745,000	662,153	1,407,153
2041	810,000	630,081	1,440,081
2042	870,000	594,344	1,464,344
2043	940,000	554,750	1,494,750
2044	1,015,000	511,984	1,526,984
2045	1,090,000	465,938	1,555,938
2046	1,170,000	416,500	1,586,500
2047	1,255,000	363,463	1,618,463
2048	1,345,000	306,578	1,651,578
2049	1,440,000	245,656	1,685,656
2050	1,535,000	180,578	1,715,578
2051	3,360,000	73,500	3,433,500
Total	21,000,000	16,390,277	37,390,277

See summary of significant assumptions.