

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/23/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 10,967,627	\$ 106,398,718	\$ 118,177,574	\$ 118,177,574	\$ 46,746,119
REVENUES					
Bond issuance proceeds	180,051,000	-	-	-	-
Property taxes	639,832	1,480,654	914,869	5,500,979	-
Property taxes to be applied next year	-	-	-	(4,020,325)	4,020,325
Assessment Revenues	-	10,154,000	3,983,838	6,903,838	10,135,060
Interest Income	4,025,276	1,800,000	3,420,968	4,500,000	1,450,000
Developer advance	37,845	-	-	-	-
Other Revenue	3,844	-	-	-	-
Total revenues	184,757,797	13,434,654	8,319,675	12,884,492	15,605,385
TRANSFERS IN	32,323,807	54,122	7,693	61,815	55,204
Total funds available	228,049,231	119,887,494	126,504,942	131,123,881	62,406,708
EXPENDITURES					
General Fund	102,220	54,075	36,522	53,675	86,085
Debt Service Fund	8,759,840	13,379,325	8,302,825	13,379,325	16,299,325
Capital Projects Fund	68,685,789	70,882,947	41,069,386	70,882,947	14,229,398
Total expenditures	77,547,849	84,316,347	49,408,733	84,315,947	30,614,808
TRANSFERS OUT	32,323,808	54,122	7,693	61,815	55,204
Total expenditures and transfers out requiring appropriation	109,871,657	84,370,469	49,416,426	84,377,762	30,670,012
ENDING FUND BALANCES	\$ 118,177,574	\$ 35,517,025	\$ 77,088,516	\$ 46,746,119	\$ 31,736,696
CAPITALIZED INTEREST FUND - SERIES 2021A	\$ 261,026	\$ -	\$ -	\$ -	\$ -
SURPLUS FUND - SERIES 2021A	7,412,213	6,024,840	6,677,660	5,195,247	6,163,069
CAPITALIZED INTEREST FUND - SERIES 2024	10,125,000	-	5,062,500	-	-
RESERVE FUND - SERIES 2024	16,568,671	16,568,671	16,568,671	16,568,671	16,568,671
TOTAL RESERVE	\$ 34,366,910	\$ 22,593,511	\$ 28,308,831	\$ 21,763,918	\$ 22,731,740

See summary of significant assumptions.

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

11/23/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 37,179	\$ 69,670	\$ 86,597	\$ 86,597	\$ 94,655
REVENUES					
Interest Income	1	-	-	-	-
Developer advance	37,845	-	-	-	-
Other Revenue	3,844	-	-	-	-
Total revenues	41,690	-	-	-	-
TRANSFERS IN					
Transfers from other funds	113,792	54,122	7,611	61,733	55,204
Total funds available	192,661	123,792	94,208	148,330	149,859
EXPENDITURES					
General and administrative					
Accounting	15,676	20,400	18,983	22,000	22,000
Auditing	11,589	9,000	-	9,000	9,250
Insurance	3,700	4,275	4,675	4,675	5,500
Legal	71,255	20,400	12,864	18,000	19,000
Repay developer advance	-	-	-	-	30,335
Total expenditures	102,220	54,075	36,522	53,675	86,085
TRANSFERS OUT					
Transfers to other fund	3,844	-	-	-	-
Total expenditures and transfers out requiring appropriation	106,064	54,075	36,522	53,675	86,085
ENDING FUND BALANCES	\$ 86,597	\$ 69,717	\$ 57,686	\$ 94,655	\$ 63,774

See summary of significant assumptions.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

11/23/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 10,897,861	\$ 35,946,101	\$ 36,320,939	\$ 36,320,939	\$ 32,672,066
REVENUES					
Property taxes	639,832	1,480,654	914,869	5,500,979	-
Property taxes to be applied next year	-	-	-	(4,020,325)	4,020,325
Assessment Revenues	-	10,154,000	3,983,838	6,903,838	10,135,060
Interest Income	1,388,935	1,300,000	1,085,509	1,400,000	1,200,000
Total revenues	2,028,767	12,934,654	5,984,216	9,784,492	15,355,385
TRANSFERS IN					
Transfers from other funds	32,206,171	-	82	82	-
Total funds available	45,132,799	48,880,755	42,305,237	46,105,513	48,027,451
EXPENDITURES					
Debt Service					
Bond interest - Series 2021	3,240,325	3,240,325	3,240,325	3,240,325	3,240,325
Bond interest - Series 2024	5,512,500	10,125,000	5,062,500	10,125,000	10,125,000
Bond principal - Series 2024	-	-	-	-	2,920,000
Paying agent fees	7,000	14,000	-	14,000	14,000
Banking fees	15	-	-	-	-
Total expenditures	8,759,840	13,379,325	8,302,825	13,379,325	16,299,325
TRANSFERS OUT					
Transfers to other fund	52,020	54,122	-	54,122	55,204
Total expenditures and transfers out requiring appropriation	8,811,860	13,433,447	8,302,825	13,433,447	16,354,529
ENDING FUND BALANCES	\$ 36,320,939	\$ 35,447,308	\$ 34,002,412	\$ 32,672,066	\$ 31,672,922
CAPITALIZED INTEREST FUND - SERIES 2021A	\$ 261,026	\$ -	\$ -	\$ -	\$ -
SURPLUS FUND - SERIES 2021A	7,412,213	6,024,840	6,677,660	5,195,247	6,163,069
CAPITALIZED INTEREST FUND - SERIES 2024	10,125,000	-	5,062,500	-	-
RESERVE FUND - SERIES 2024	16,568,671	16,568,671	16,568,671	16,568,671	16,568,671
TOTAL RESERVE	\$ 34,366,910	\$ 22,593,511	\$ 28,308,831	\$ 21,763,918	\$ 22,731,740

See summary of significant assumptions.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

11/23/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 32,587	\$ 70,382,947	\$ 81,770,038	\$ 81,770,038	\$ 13,979,398
REVENUES					
Bond issuance proceeds	180,051,000	-	-	-	-
Interest Income	2,636,340	500,000	2,335,459	3,100,000	250,000
Total revenues	182,687,340	500,000	2,335,459	3,100,000	250,000
TRANSFERS IN					
Transfers from other funds	3,844	-	-	-	-
Total funds available	182,723,771	70,882,947	84,105,497	84,870,038	14,229,398
EXPENDITURES					
Capital Projects					
Capital outlay	64,330,007	70,882,947	41,069,386	70,882,947	14,229,398
Bond issue costs	4,355,782	-	-	-	-
Total expenditures	68,685,789	70,882,947	41,069,386	70,882,947	14,229,398
TRANSFERS OUT					
Transfers to other fund	32,267,944	-	7,693	7,693	-
Total expenditures and transfers out requiring appropriation	100,953,733	70,882,947	41,077,079	70,890,640	14,229,398
ENDING FUND BALANCES	\$ 81,770,038	\$ -	\$ 43,028,418	\$ 13,979,398	\$ -

See summary of significant assumptions.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

On July 15, 2021 the City Council of Ivins City (the City) in Washington County, Utah (the County), acting in its capacity as the creating authority for the Black Desert Public Infrastructure District (the District), adopted a resolution creating the District. On August 13, 2021 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 September 10, 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.

The District anticipates imposing a debt service mill levy in 2026 of 10.000 mills.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.75%.

Assessment Revenues

Pursuant to the District's 2024 Bonds, as described below, the District anticipates billing for assessment revenues in 2026 to be applied to the District's debt service requirements on its 2024 Bonds.

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 2021A Bonds and 2024 Bonds (discussed under Debt and Leases).

Capital Outlay

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

Debt and Leases

Series 2021A and Series 2021B Bonds

The District issued Limited Tax General Obligations Bonds, Series 2021A and Series 2021B on September 30, 2021, in the par amount of \$106,000,000 (the Bonds).

Proceeds from the sale of the bonds were used to (a) pay the Project Costs (which includes reimbursement of expenditures by the Develop pursuant to the Infrastructure Acquisition and Reimbursement Agreement; (b) fund capitalized interest on the Series 2021A Bonds; (c) fund an initial deposit to the Surplus Fund; and (d) pay the costs of issuance of the Bonds.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

The Series 2021A Bonds bear interest of 3.25% to 4.00%, payable semi-annually to the extent of Senior Pledged Revenue available on March 1 and September 1, beginning on March 1, 2022. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2028. The Bonds mature on March 1, 2051.

The Series 2021B Bonds bear interest at the rate of 7.375% per annum and are payable annually on September 15, beginning September 15, 2022, but only to the extent of available Subordinate Pledged Revenue. The Series 2021B 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 September 15, 2051.

Series 2024 Bonds

The District issued Special Assessment Bonds, Series 2024 on May 15, 2024, in the par amount of \$180,000,000 (the Bonds).

Proceeds from the bonds were used for the purposes of financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain public improvements to benefit the assessment area and for funding the Series 2024 Reserve Fund, to fund capitalized interest on the Series 2024 Bonds, and funding the costs of issuance of the bonds.

The Series 2024 Bonds bear interest at the rate 5.625% per annum and are payable semi-annually on June 1 and December 1, beginning on December 1, 2024. The Bonds mature on June 1, 2053. The Bonds are secured by and payable from monies collected from the levy of assessments against the properties benefitting from the public improvements pursuant to the assessment ordinance.

This information is an integral part of the accompanying budget.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$84,000,000 Limited Tax General Obligation Bonds

Series 2021A

Dated September 30, 2021

Interest Rate - 3.25% - 4.00%

Interest due March 1 and September 1

Principal due September 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 3,240,325	\$ 3,240,325
2027	-	3,240,325	3,240,325
2028	885,000	3,225,944	4,110,944
2029	1,190,000	3,192,225	4,382,225
2030	1,315,000	3,151,518	4,466,518
2031	1,450,000	3,106,588	4,556,588
2032	1,595,000	3,055,112	4,650,112
2033	1,745,000	2,996,663	4,741,663
2034	1,905,000	2,932,787	4,837,787
2035	2,070,000	2,863,225	4,933,225
2036	2,245,000	2,787,713	5,032,713
2037	2,430,000	2,702,863	5,132,863
2038	2,630,000	2,607,987	5,237,987
2039	2,835,000	2,505,519	5,340,519
2040	3,055,000	2,395,081	5,450,081
2041	3,280,000	2,276,300	5,556,300
2042	3,525,000	2,144,300	5,669,300
2043	3,785,000	1,998,100	5,783,100
2044	4,055,000	1,841,300	5,896,300
2045	4,340,000	1,673,400	6,013,400
2046	4,640,000	1,493,800	6,133,800
2047	4,955,000	1,301,900	6,256,900
2048	5,285,000	1,097,100	6,382,100
2049	5,635,000	878,700	6,513,700
2050	5,995,000	646,100	6,641,100
2051	13,155,000	263,100	13,418,100
Total	<u>\$ 84,000,000</u>	<u>\$ 59,617,975</u>	<u>\$ 143,617,975</u>

See summary of significant assumptions.

**BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$180,000,000 Special Assessment Bonds

Series 2024

Dated May 13, 2024

Interest Rate - 5.625%

Payable June 1 and December 1

Principal due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 10,125,000	\$ 10,125,000
2027	-	10,125,000	10,125,000
2028	2,920,000	10,125,000	13,045,000
2029	3,084,000	9,960,750	13,044,750
2030	3,257,000	9,787,275	13,044,275
2031	3,441,000	9,604,069	13,045,069
2032	3,634,000	9,410,513	13,044,513
2033	3,838,000	9,206,100	13,044,100
2034	4,054,000	8,990,213	13,044,213
2035	4,282,000	8,762,175	13,044,175
2036	4,523,000	8,521,312	13,044,312
2037	4,778,000	8,266,894	13,044,894
2038	5,046,000	7,998,131	13,044,131
2039	5,330,000	7,714,294	13,044,294
2040	5,630,000	7,414,481	13,044,481
2041	5,946,000	7,097,794	13,043,794
2042	6,281,000	6,763,331	13,044,331
2043	6,634,000	6,410,025	13,044,025
2044	7,007,000	6,036,863	13,043,863
2045	7,402,000	5,642,719	13,044,719
2046	7,818,000	5,226,356	13,044,356
2047	8,258,000	4,786,594	13,044,594
2048	8,722,000	4,322,081	13,044,081
2049	9,213,000	3,831,469	13,044,469
2050	9,731,000	3,313,238	13,044,238
2051	10,279,000	2,765,869	13,044,869
2052	10,856,000	2,187,675	13,043,675
2053	28,036,000	1,577,025	29,613,025
Total	\$ 180,000,000	\$ 195,972,246	\$ 375,972,246

See summary of significant assumptions.