OQUIRRH POINT IMPROVEMENT DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

OQUIRRH POINT IMPROVEMENT DISTRICT
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/15/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ 147,369
REVENUES					
Other revenue	-	47,020	-	-	-
Water service fees	-	217,216	9,684	15,002	21,120
Connection fees	-	-	-	-	217,500
Inspection fees	-	-	-	-	150,000
Developer advance	-	-	197,738	2,154,681	11,007,514
Total revenues	-	264,236	207,422	2,169,683	11,396,134
TRANSFERS IN	-	37,900	14,648	21,349	68,740
Total funds available	-	302,136	222,070	2,191,032	11,612,243
EXPENDITURES					
General Fund	-	37,920	14,648	21,349	68,740
Enterprise Fund	-	116,585	18,130	2,000,965	11,071,114
Total expenditures	-	154,505	32,778	2,022,314	11,139,854
TRANSFERS OUT	-	37,900	14,648	21,349	68,740
Total expenditures and transfers out requiring appropriation	-	192,405	47,426	2,043,663	11,208,594
ENDING FUND BALANCES	$ -	$ 109,731	$ 174,644	$ 147,369	$ 403,649

See summary of significant assumptions.

OQUIRRH POINT IMPROVEMENT DISTRICT
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/15/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Other revenue	-	20	-	-	-
Total revenues	-	20	-	-	-
TRANSFERS IN					
Transfers from other funds	-	37,900	14,648	21,349	68,740
Total funds available	-	37,920	14,648	21,349	68,740
EXPENDITURES					
General and administrative					
Accounting	-	8,000	-	1,800	10,000
Dues and membership	-	-	-	-	120
Insurance	-	4,500	4,411	4,411	4,500
Legal	-	10,000	2,223	5,699	10,000
Miscellaneous	-	500	-	-	1,000
Banking fees	-	20	-	-	-
Contract labor	-	8,900	3,675	5,005	41,280
Professional services	-	4,000	3,805	3,805	-
Office expenses	-	-	534	629	1,000
Transportation reimbursemen	-	-	-	-	840
Contingency	-	2,000	-	-	-
Total expenditures	-	37,920	14,648	21,349	68,740
Total expenditures and transfers out requiring appropriation	-	37,920	14,648	21,349	68,740
ENDING FUND BALANCES	$ -	$ -	$ -	$ -	$ -

See summary of significant assumptions.

OQUIRRH POINT IMPROVEMENT DISTRICT
ENTERPRISE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/15/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ACTUAL 2025	BUDGET 2026
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -	$ 147,369
REVENUES					
Water service fees	-	217,216	9,684	15,002	21,120
Connection fees	-	-	-	-	217,500
Inspection fees	-	-	-	-	150,000
Other revenue	-	47,000	-	-	-
Developer advance	-	-	197,738	2,154,681	11,007,514
Total revenues	-	264,216	207,422	2,169,683	11,396,134
Total funds available	-	264,216	207,422	2,169,683	11,543,503
EXPENDITURES					
Operations and maintenance					
Miscellaneous	-	26,000	-	-	-
Utilities	-	32,385	16,368	20,401	39,600
Equipment and maintenance	-	47,000	1,762	23,621	18,000
Water sampling	-	1,200	-	-	6,000
Contingency	-	10,000	-	-	-
Capital - Water					
Water well	-	-	-	1,200,000	400,000
Water line: Well - UYV	-	-	-		1,023,000
Water line: Well - Oquirrh Point	-	-	-		2,003,535
New tank and line: Well - Tank	-	-	-		2,941,362
Construction Staking	-	-	-		100,000
Equipment	-	-	-		100,000
Capital - Sewer					
Sewer line: Oquirrh Point - Pump Station	-	-	-	559,205	1,675,796
Sewer line: Lift Station - Interconnect (Pressurized)	-	-	-		1,300,000
Construction Staking	-	-	-		76,420
Sewer Line Lift Stations	-	-	-		286,000
Capital - Offsite Sewer					
Sewer line: Oquirrh Point - Pump Station	-	-	-	197,738	547,262
Sewer line: Lift Station - Interconnect (Pressurized)	-	-	-		433,333
Construction Staking	-	-	-		25,473
Sewer Line Lift Stations	-	-	-		95,333
Total expenditures	-	116,585	18,130	2,000,965	11,071,114
TRANSFERS OUT					
Transfers to other fund	-	37,900	14,648	21,349	68,740
Total expenditures and transfers out requiring appropriation	-	154,485	32,778	2,022,314	11,139,854
ENDING FUNDS AVAILABLE	$ -	$ 109,731	$ 174,644	$ 147,369	$ 403,649

See summary of significant assumptions.

Services Provided

On March 28, 2024, the City Council of Erda City, Utah (the City), acting in its capacity as the creating authority for the Oquirrh Point Improvement District (the District) adopted a resolution creating the Districts. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Incorporation for the District on July 12, 2024, which was recorded in the real property records of the Tooele County Recorder on August 19, 2024.

The District was established to provide build the core system for water and sewer services within the District.

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

Water Service Fees

The District anticipates charging property owners for water usage based upon the proposed rate structure of $160/month or $1,920/year for 5-acre lots.

Developer Advance

The District is in the development stage. As such, administrative and operating expenditures may be funded by the Developer prior to the date in which revenues become available. 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 expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

Expenditures (Continued)

Operating Expenditures

Operating expenditures include the estimated services necessary to provide water and sewer services within the District.

Capital Expenditures

Capital expenditures include the estimated costs for installing the water and sewer lines and related infrastructure to service the District.

Debt and Leases

The District has no debt or operating or capital leases.

This information is an integral part of the accompanying budget.