CORAL JUNCTION PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

12/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 3,690,220	$ 3,120,459	$ 2,863,721	$ 2,863,721	$ 2,262,409
REVENUES					
Property taxes	-	57,909	58,826	118,572	-
Property taxes applied to following year				(59,476)	59,476
Assessment fee revenue	-	444,282	790,808	790,808	-
Interest Income	157,376	97,000	95,773	124,800	104,300
Developer advance	28,816	-	-	-	-
Total revenues	186,192	599,191	945,407	974,704	163,776
TRANSFERS IN	1,252,412	53,000	19,088	62,258	54,122
Total funds available	5,128,824	3,772,650	3,828,216	3,900,683	2,480,307
EXPENDITURES					
General Fund	54,559	53,000	25,497	50,500	54,610
Debt Service Fund	719,343	718,708	598,705	1,525,516	719,578
Capital Projects Fund	238,790	1,295,237	-	-	242,969
Total expenditures	1,012,692	2,066,945	624,202	1,576,016	1,017,157
TRANSFERS OUT	1,252,411	53,000	19,088	62,258	54,122
Total expenditures and transfers out requiring appropriation	2,265,103	2,119,945	643,290	1,638,274	1,071,279
ENDING FUND BALANCES	$ 2,863,721	$ 1,652,705	$ 3,184,926	$ 2,262,409	$ 1,409,028
CAPITALIZED INTEREST SERIES 2022A-1	649,421	72,871	72,871	72,871	-
RESERVE FUND SERIES 2022A-2	424,303	424,303	424,303	424,303	424,303
SURPLUS FUND SERIES 2022A-1	443,000	443,000	460,959	475,000	540,476
TOTAL RESERVE	$ 1,516,724	$ 940,174	$ 958,133	$ 972,174	$ 964,779

See summary of significant assumptions.

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

12/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ 30,270	$ 30,270	$ 33,570
REVENUES					
Interest Income	-	-	622	800	1,300
Developer advance	25,816	-	-	-	-
Total revenues	25,816	-	622	800	1,300
TRANSFERS IN					
Transfers from other funds	59,013	53,000	9,830	53,000	54,122
Total funds available	84,829	53,000	40,722	84,070	88,992
EXPENDITURES					
General and administrative					
Accounting	28,837	19,400	16,237	22,000	22,660
Auditing	8,000	9,000	-	9,000	9,250
Insurance	3,700	4,275	4,400	4,400	4,700
Legal	14,022	19,000	4,840	15,000	18,000
Miscellaneous	-	1,325	-	-	-
Banking fees	-	-	20	100	-
Total expenditures	54,559	53,000	25,497	50,500	54,610
Total expenditures and transfers out requiring appropriation	54,559	53,000	25,497	50,500	54,610
ENDING FUND BALANCES	$ 30,270	$ -	$ 15,225	$ 33,570	$ 34,382

See summary of significant assumptions.

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

12/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 2,109,075	$ 1,850,222	$ 2,590,224	$ 2,590,224	$ 1,985,870
REVENUES					
Property taxes	-	57,909	58,826	118,572	-
Property taxes applied to following year				(59,476)	59,476
Assessment fee revenue	-	444,282	790,808	790,808	-
Interest Income	89,419	72,000	87,619	115,000	98,000
Developer advance	3,000	-	-	-	-
Total revenues	92,419	574,191	937,253	964,904	157,476
TRANSFERS IN					
Transfers from other funds	1,178,373	-	9,258	9,258	-
Total funds available	3,379,867	2,424,413	3,536,735	3,564,386	2,143,346
EXPENDITURES					
Debt Service					
Bond interest 2022A-1	288,275	288,275	288,275	288,275	288,275
Bond interest 2022A-2	271,068	262,433	133,430	262,433	253,303
Bond principal 2022A-1	-	-	16,000	16,000	-
Bond principal 2022A-2	153,000	161,000	161,000	951,808	171,000
Paying agent fees	7,000	7,000	-	7,000	7,000
Total expenditures	719,343	718,708	598,705	1,525,516	719,578
TRANSFERS OUT					
Transfers to other fund	70,300	53,000	9,830	53,000	54,122
Total expenditures and transfers out requiring appropriation	789,643	771,708	608,535	1,578,516	773,700
ENDING FUND BALANCES	$ 2,590,224	$ 1,652,705	$ 2,928,200	$ 1,985,870	$ 1,369,646
CAPITALIZED INTEREST SERIES 2022A-1	$ 649,421	$ 72,871	$ 72,871	$ 72,871	$ -
RESERVE FUND SERIES 2022A-2	424,303	424,303	424,303	424,303	424,303
SURPLUS FUND SERIES 2022A-1	443,000	443,000	460,959	475,000	540,476
TOTAL RESERVE	$ 1,516,724	$ 940,174	$ 958,133	$ 972,174	$ 964,779

See summary of significant assumptions.

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

12/22/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ 1,581,145	$ 1,270,237	$ 243,227	$ 243,227	$ 242,969
REVENUES					
Interest Income	67,957	25,000	7,532	9,000	5,000
Total revenues	67,957	25,000	7,532	9,000	5,000
TRANSFERS IN					
Transfers from other funds	15,026	-	-	-	-
Total funds available	1,664,128	1,295,237	250,759	252,227	247,969
EXPENDITURES					
Capital Projects					
Capital outlay	238,790	1,295,237	-	-	242,969
Total expenditures	238,790	1,295,237	-	-	242,969
TRANSFERS OUT					
Transfers to other fund	1,182,111	-	9,258	9,258	-
Total expenditures and transfers out requiring appropriation	1,420,901	1,295,237	9,258	9,258	242,969
ENDING FUND BALANCES	$ 243,227	$ -	$ 241,501	$ 242,969	$ 5,000

CORAL JUNCTION PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On May 20, 2021, the City Council of Hurricane City, Utah (the City), adopted a creation resolution authorizing the creation of Coral Junction Public Infrastructure District No. 1 (the District). The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on January 3, 2022 and recorded in the real property records of the Washington County Recorder on February 25, 2022.

The District was established to provide financing for public infrastructure improvements to facilitate development within the boundaries of the District. The District has the power to issue bonds for the purpose of paying all or part of the costs of 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

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.

Assessment Revenue

Pursuant to the Assessment Ordinance, the District levies assessments against the assessed properties. Assessment revenue is budgeted for $443,969 in 2026 and will be applied to the Series 2022A-2 Bonds as described below.

Interest Income

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

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 are provided based on the debt amortization schedule from the 2022A-1 and the 2022A-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 Limited Tax General Obligations Bonds – Series 2022A-1 and Special Assessment Bonds – Series 2022A-2 on June 2, 2022, in the par amount of $4,435,000 and $5,005,000, respectively. The Series 2022A-1 Bonds were issued to (a) pay Project Costs; (b) fund a Surplus Fund; (c) fund capitalized interest on the Bonds; and (d) pay the costs of issuance of the Bonds. The Series 2022A-2 Bonds were issued to (a) pay Project Costs; (b) fund a Reserve Fund; (c) fund capitalized interest on the Bonds; and (d) pay the costs of issuance of the Bonds.

The Series 2022A-1 Bonds bear interest at 6.50% payable annually to the extent of pledged revenues available on March 1, beginning on March 1, 2023. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2029. The Bonds mature on March 1, 2023 and are subject to discharge on March 1, 2063.

The Series 2022A-2 Bonds bear interest at 5.50% payable semi-annually to the extent of pledged revenues available on June 1 and December 1 beginning on December 1, 2022. Annual mandatory sinking fund principal payments are due on June 1, beginning on June 1, 2023. The Bonds mature on June 1, 2041.

This information is an integral part of the accompanying budget.

CORAL JUNCTION PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$4,435,000 Limited Tax General Obligation Bonds
Series 2022A-1
Dated June 2, 2022
Interest Rate - 6.50%
Principal and Interest Payment - March 1

Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 288,275	$ 288,275
2027	-	288,275	288,275
2028	-	288,275	288,275
2029	10,000	288,275	298,275
2030	15,000	287,625	302,625
2031	20,000	286,650	306,650
2032	30,000	285,350	315,350
2033	35,000	283,400	318,400
2034	45,000	281,125	326,125
2035	55,000	278,200	333,200
2036	65,000	274,625	339,625
2037	75,000	270,400	345,400
2038	90,000	265,525	355,525
2039	100,000	259,675	359,675
2040	115,000	253,175	368,175
2041	130,000	245,700	375,700
2042	145,000	237,250	382,250
2043	165,000	227,825	392,825
2044	180,000	217,100	397,100
2045	200,000	205,400	405,400
2046	220,000	192,400	412,400
2047	245,000	178,100	423,100
2048	270,000	162,175	432,175
2049	295,000	144,625	439,625
2050	325,000	125,450	450,450
2051	355,000	104,325	459,325
2052	385,000	81,250	466,250
2053	865,000	56,225	921,225
Total	$ 4,435,000	$ 6,356,675	$ 10,791,675

See summary of significant assumptions.

CORAL JUNCTION PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$5,005,000 Special Assessment Bonds
Series 2022A-2
Dated June 2, 2022
Interest Rate - 5.50%
Interest Payable June 1 and December 1
Principal Due June 1

Year Ending December 31,	Principal	Interest	Total
2026	$ 171,000	$ 253,303	$ 424,303
2027	180,000	243,650	423,650
2028	190,000	233,475	423,475
2029	201,000	222,723	423,723
2030	212,000	211,365	423,365
2031	224,000	199,375	423,375
2032	237,000	186,698	423,698
2033	251,000	173,278	424,278
2034	265,000	159,088	424,088
2035	280,000	144,100	424,100
2036	296,000	128,260	424,260
2037	312,000	111,540	423,540
2038	330,000	93,885	423,885
2039	349,000	75,213	424,213
2040	368,000	55,495	423,495
2041	825,000	22,688	847,688
Total	$ 4,691,000	$ 2,514,136	$ 7,205,136

See summary of significant assumptions.