OCULTA ROCA PUBLIC INFRASTRUCTURE DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

6/23/26

	ACTUAL 2024	BUDGET 2025	ACTUAL 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -
REVENUES				
Bond Issue Proceeds	-	-	-	34,066,000
Interest income	-	-	-	348,000
Total revenues	-	-	-	34,414,000
TRANSFERS IN	-	-	-	10,136,480
Total funds available	-	-	-	44,550,480
EXPENDITURES				
General Fund	-	-	-	40,000
Debt Service Fund	-	-	-	993,592
Capital Projects Fund	-	-	-	24,040,500
Total expenditures	-	-	-	25,074,092
TRANSFERS OUT	-	-	-	10,136,480
Total expenditures and transfers out requiring appropriation	-	-	-	35,210,572
ENDING FUND BALANCES	$ -	$ -	$ -	$ 9,339,908
CAPITALIZED INTEREST	-	-	-	6,160,268
RESERVE FUND	-	-	-	2,891,620
TOTAL RESERVE	$ -	$ -	$ -	$ 9,176,908

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

6/23/26

	ACTUAL 2024	BUDGET 2025	ACTUAL 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -
REVENUES				
Total revenues	-	-	-	-
TRANSFERS IN				
Transfers from other funds	-	-	-	91,000
Total funds available	-	-	-	91,000
EXPENDITURES				
General and administrative				
Accounting	-	-	-	10,000
Insurance	-	-	-	5,000
Legal	-	-	-	25,000
Total expenditures	-	-	-	40,000
Total expenditures and transfers out requiring appropriation	-	-	-	40,000
ENDING FUND BALANCES	$ -	$ -	$ -	$ 51,000

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

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

6/23/26

	ACTUAL 2024	BUDGET 2025	ACTUAL 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -
REVENUES				
Interest income	-	-	-	163,000
Total revenues	-	-	-	163,000
TRANSFERS IN				
Transfers from other funds	-	-	-	10,045,480
Total funds available	-	-	-	10,208,480
EXPENDITURES				
Debt Service				
Bond interest	-	-	-	993,592
Total expenditures	-	-	-	993,592
Total expenditures and transfers out requiring appropriation	-	-	-	993,592
ENDING FUND BALANCES	$ -	$ -	$ -	$ 9,214,888
CAPITALIZED INTEREST	$ -	$ -	$ -	$ 6,160,268
RESERVE FUND	-	-	-	2,891,620
TOTAL RESERVE	$ -	$ -	$ -	$ 9,051,888

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

6/23/26

	ACTUAL 2024	BUDGET 2025	ACTUAL 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -
REVENUES				
Interest income	-	-	-	185,000
Bond Issue Proceeds	-	-	-	34,066,000
Total revenues	-	-	-	34,251,000
Total funds available	-	-	-	34,251,000
EXPENDITURES				
Capital Projects				
Bond Issue Costs	-	-	-	1,131,320
Capital outlay	-	-	-	22,909,180
Total expenditures	-	-	-	24,040,500
TRANSFERS OUT				
Transfers to other fund	-	-	-	10,136,480
Total expenditures and transfers out requiring appropriation	-	-	-	34,176,980
ENDING FUND BALANCES	$ -	$ -	$ -	$ 74,020
WORKING CAPITAL FUND	$ -	$ -	$ -	$ 74,020
TOTAL RESERVE	$ -	$ -	$ -	$ 74,020

See summary of significant assumptions.

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

Services Provided

On October 9, 2024, the City Council of Apple Valley, Utah (the City), adopted a creation resolution authorizing the creation of Oculta Roca Public Infrastructure District No. 2 (the District). The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on January 15, 2025 and recorded in the real property records of the Washington County Recorder on October 9, 2024.

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

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

Principal and interest payments will be provided based on the anticipated debt amortization schedule of the anticipated Series 2026 Bonds (discussed under Debt and Leases).

Expenditures (Continued)

Capital Outlay

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

Debt and Leases

The District anticipates issuing Special Assessment Bonds, Series, 2026 in the par amount $34,066,000.

Reserve

The District anticipates maintaining a Reserve Fund in connection with the anticipated Series 2026 Bonds.

This information is an integral part of the accompanying budget.