CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT NO. 1

FINANCIAL STATEMENTS

JUNE 30, 2026

Coral Canyon Infrastructure Financing District No. 1
Balance Sheet - Governmental Funds
June 30, 2026

	General	Debt Service	Capital Projects	Total
Assets				
UMB Reserve Fund 2024	$ -	$ 789,664.72	$ -	$ 789,664.72
UMB Capitalized Interest Fund 2024	-	440,097.14	-	440,097.14
UMB Construction Fund 2024	-	-	123.28	123.28
UMB Assessment Fund 2024	-	1,236,498.31	-	1,236,498.31
UMB COI Fund 2024	-	-	11,835.02	11,835.02
UMB Working Capital 2024	2,881.13	-	-	2,881.13
Assessment receivable	-	7,630,870.56	-	7,630,870.56
Total Assets	$ 2,881.13	$ 10,097,130.73	$ 11,958.30	$ 10,111,970.16
Liabilities				
Accounts Payable	$ 6,062.33	$ -	$ -	$ 6,062.33
Total Liabilities	6,062.33	-	-	6,062.33
Deferred Inflows of Resources				
Deferred assessment revenue	-	7,630,870.56	-	7,630,870.56
Total Deferred Inflows of Resources	-	7,630,870.56	-	7,630,870.56
Fund Balances	(3,181.20)	2,466,260.17	11,958.30	2,475,037.27
Liabilities and Fund Balances	$ 2,881.13	$ 10,097,130.73	$ 11,958.30	$ 10,111,970.16

See selected information and the summary of significant assumptions.

Coral Canyon Infrastructure Financing District No. 1
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 190.00	$ 261.47	$ (71.47)
Total Revenue	190.00	261.47	(71.47)
Expenditures			
Accounting	16,000.00	6,273.09	9,726.91
Auditing	9,500.00	-	9,500.00
Insurance	4,543.00	-	4,543.00
Legal	15,800.00	8,265.31	7,534.69
Contingency	657.00	-	657.00
Total Expenditures	46,500.00	14,538.40	31,961.60
Other Financing Sources (Uses)			
Transfers to other fund	-	(5,510.00)	5,510.00
Transfers from other funds	39,810.00	-	39,810.00
Total Other Financing Sources (Uses)	39,810.00	(5,510.00)	45,320.00
Net Change in Fund Balances	(6,500.00)	(19,786.93)	13,286.93
Fund Balance - Beginning	8,466.00	16,605.73	(8,139.73)
Fund Balance - Ending	$ 1,966.00	$ (3,181.20)	$ 5,147.20

SUPPLEMENTARY INFORMATION

Coral Canyon Infrastructure Financing District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 40,000.00	$ 97,063.63	$ (57,063.63)
Assessment Fee Revenue	4,264,529.00	2,672,371.11	1,592,157.89
Total Revenue	4,304,529.00	2,769,434.74	1,535,094.26
Expenditures			
Paying agent fees	4,000.00	4,000.00	-
Bond interest	482,000.00	372,487.50	109,512.50
Bond principal	4,527,000.00	4,766,403.00	(239,403.00)
Total Expenditures	5,013,000.00	5,142,890.50	(129,890.50)
Other Financing Sources (Uses)			
Transfers to other fund	(39,810.00)	-	(39,810.00)
Transfers from other funds	-	4,000.00	(4,000.00)
Total Other Financing Sources (Uses)	(39,810.00)	4,000.00	(43,810.00)
Net Change in Fund Balances	(748,281.00)	(2,369,455.76)	1,621,174.76
Fund Balance - Beginning	4,792,460.00	4,835,715.93	(43,255.93)
Fund Balance - Ending	$ 4,044,179.00	$ 2,466,260.17	$ 1,577,918.83

See selected information and the summary of significant assumptions.

Coral Canyon Infrastructure Financing District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 600.00	$ 817.13	$ (217.13)
Total Revenue	600.00	817.13	(217.13)
Expenditures			
Engineering	-	1,510.00	(1,510.00)
Capital outlay	37,179.00	78,075.80	(40,896.80)
Total Expenditures	37,179.00	79,585.80	(42,406.80)
Other Financing Sources (Uses)			
Transfers from other funds	-	1,510.00	(1,510.00)
Total Other Financing Sources (Uses)	-	1,510.00	(1,510.00)
Net Change in Fund Balances	(36,579.00)	(77,258.67)	40,679.67
Fund Balance - Beginning	36,579.00	89,216.97	(52,637.97)
Fund Balance - Ending	$ -	$ 11,958.30	$ (11,958.30)

See selected information and the summary of significant assumptions.

CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT
SELECTED INFORMATION
FOR THE PERIOD ENDED JUNE 30, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board ("GASB"), which is the source of authoritative accounting principles generally accepted in the United States of America ("GAAP"), as applied to governmental entities. The District's financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management's discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management's knowledge and belief, the District's expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of December 2, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District's operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

The December 31, 2025 financial statements are subject to an audit which is in progress as of July 26, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On April 24, 2024, the County Clerk of Washington County, Utah (the County), acting in its capacity as the creating authority for the Coral Canyon Infrastructure 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 September 5, 2024, which was recorded in the real property records of the Washington County Recorder on September 5, 2024.

The District was established to provide financing for infrastructure improvements to facilitate development within the boundaries of the Districts. The District has 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 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 3.50%.

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 Series 2024 Bonds (discussed under Debt and Leases).

CORAL CANYON INFRASTRUCTURE FINANCING DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

On December 13, 2024, the District issued Series 2024 Special Assessment Bonds in the amount of $13,545,000 The Bonds are secured and payable from pledged revenues, consisting of assessment revenues and any other legally available moneys which the District determines. The Bonds bear interest at 5.50% payable annually on December 1 and are subject to mandatory sinking fund redemption beginning December 1, 2030. The Bonds mature on December 1, 2053.

Reserves

Debt Service Reserve

The Bonds are secured by the 2024 Reserve Fund which was funded with proceeds of the 2024 Bonds. The required Reserve Fund held by the District is $744,975.

Coral Canyon Infrastructure Financing District
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2024

Year Ending December 31,	$13,545,000 Special Assessment Bonds, Series 2024-1 Dated December 13, 2024 Interest Rate - 5.50% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Annual Debt Service
2026	$ -	$ 482,823	$ 482,823
2027	-	482,823	482,823
2028	-	482,823	482,823
2029	-	482,823	482,823
2030	174,989	482,823	657,811
2031	184,710	473,198	657,909
2032	194,432	463,039	657,471
2033	204,153	452,346	656,499
2034	217,116	441,117	658,233
2035	226,837	429,176	656,013
2036	239,799	416,700	656,499
2037	252,761	403,511	656,272
2038	268,964	389,609	658,573
2039	281,926	374,816	656,742
2040	298,129	359,310	657,439
2041	314,331	342,913	657,244
2042	330,534	325,625	656,159
2043	349,977	307,445	657,423
2044	369,420	288,197	657,617
2045	388,864	267,878	656,742
2046	411,547	246,491	658,038
2047	434,231	223,856	658,087
2048	456,915	199,973	656,888
2049	482,839	174,843	657,682
2050	508,763	148,287	657,050
2051	537,928	120,305	658,233
2052	567,093	90,719	657,811
2053	1,082,337	59,529	1,141,866
Total	$ 8,778,597	$ 9,412,996	$ 18,191,593

See selected information and the summary of significant assumptions.