

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT**

**FINANCIAL STATEMENTS**

**JUNE 30, 2026**

DRAFT

**Pointe West Public Infrastructure District**  
**Balance Sheet - Governmental Funds**  
**June 30, 2026**

|                                            | <u>General</u>     | <u>Debt Service</u>    | <u>Capital Projects</u> | <u>Total</u>           |
|--------------------------------------------|--------------------|------------------------|-------------------------|------------------------|
| <b>Assets</b>                              |                    |                        |                         |                        |
| UMB Reserve Fund 2024                      | \$ -               | \$ 181,047.33          | \$ -                    | \$ 181,047.33          |
| UMB Construction Fund 2024                 | -                  | -                      | 2,182,386.29            | 2,182,386.29           |
| UMB Assessment Fund 2024                   | -                  | 49,693.13              | -                       | 49,693.13              |
| UMB Working Capital Fund 2024              | 1.50               | -                      | -                       | 1.50                   |
| Assessment receivable                      | -                  | 3,090,000.00           | -                       | 3,090,000.00           |
| <b>Total Assets</b>                        | <u>\$ 1.50</u>     | <u>\$ 3,320,740.46</u> | <u>\$ 2,182,386.29</u>  | <u>\$ 5,503,128.25</u> |
| <b>Liabilities</b>                         |                    |                        |                         |                        |
| Accounts Payable                           | \$ 11,649.77       | \$ -                   | \$ -                    | \$ 11,649.77           |
| <b>Total Liabilities</b>                   | <u>11,649.77</u>   | <u>-</u>               | <u>-</u>                | <u>11,649.77</u>       |
| <b>Deferred Inflows of Resources</b>       |                    |                        |                         |                        |
| Deferred assessment revenue                | -                  | 3,090,000.00           | -                       | 3,090,000.00           |
| <b>Total Deferred Inflows of Resources</b> | <u>-</u>           | <u>3,090,000.00</u>    | <u>-</u>                | <u>3,090,000.00</u>    |
| <b>Fund Balances</b>                       | <u>(11,648.27)</u> | <u>230,740.46</u>      | <u>2,182,386.29</u>     | <u>2,401,478.48</u>    |
| <b>Liabilities and Fund Balances</b>       | <u>\$ 1.50</u>     | <u>\$ 3,320,740.46</u> | <u>\$ 2,182,386.29</u>  | <u>\$ 5,503,128.25</u> |

**Pointe West Public Infrastructure District**  
**General Fund Statement of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending June 30, 2026**

|                                      | <u>Annual Budget</u> | <u>Actual</u>         | <u>Variance</u>     |
|--------------------------------------|----------------------|-----------------------|---------------------|
| Revenues                             |                      |                       |                     |
| Interest Income                      | \$ -                 | \$ 40.58              | \$ (40.58)          |
| Total Revenue                        | <u>-</u>             | <u>40.58</u>          | <u>(40.58)</u>      |
| Expenditures                         |                      |                       |                     |
| Accounting                           | 18,500.00            | 7,314.77              | 11,185.23           |
| Auditing                             | 9,100.00             | -                     | 9,100.00            |
| Insurance                            | 4,500.00             | 315.19                | 4,184.81            |
| Legal                                | 20,000.00            | 8,065.00              | 11,935.00           |
| Total Expenditures                   | <u>52,100.00</u>     | <u>15,694.96</u>      | <u>36,405.04</u>    |
| Other Financing Sources (Uses)       |                      |                       |                     |
| Transfers from other funds           | 53,060.00            | 4,006.11              | 49,053.89           |
| Total Other Financing Sources (Uses) | <u>53,060.00</u>     | <u>4,006.11</u>       | <u>49,053.89</u>    |
| Net Change in Fund Balances          | 960.00               | (11,648.27)           | 12,608.27           |
| Fund Balance - Beginning             | 52,020.00            | -                     | 52,020.00           |
| Fund Balance - Ending                | <u>\$ 52,980.00</u>  | <u>\$ (11,648.27)</u> | <u>\$ 64,628.27</u> |

## **SUPPLEMENTARY INFORMATION**

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**Pointe West Public Infrastructure District**  
**Debt Service Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending June 30, 2026**

|                                      | <u>Annual Budget</u> | <u>Actual</u>        | <u>Variance</u>       |
|--------------------------------------|----------------------|----------------------|-----------------------|
| Revenues                             |                      |                      |                       |
| Interest Income                      | \$ 6,700.00          | \$ 3,602.27          | \$ 3,097.73           |
| Assessment Fee Revenue               | 227,010.00           | 77,978.50            | 149,031.50            |
| Total Revenue                        | <u>233,710.00</u>    | <u>81,580.77</u>     | <u>152,129.23</u>     |
| Expenditures                         |                      |                      |                       |
| Paying agent fees                    | 4,000.00             | -                    | 4,000.00              |
| Bond Interest Series 2024            | 169,950.00           | 84,975.00            | 84,975.00             |
| Total Expenditures                   | <u>173,950.00</u>    | <u>84,975.00</u>     | <u>88,975.00</u>      |
| Other Financing Sources (Uses)       |                      |                      |                       |
| Transfers to other fund              | (53,060.00)          | (2,417.34)           | (50,642.66)           |
| Total Other Financing Sources (Uses) | <u>(53,060.00)</u>   | <u>(2,417.34)</u>    | <u>(50,642.66)</u>    |
| Net Change in Fund Balances          | 6,700.00             | (5,811.57)           | 12,511.57             |
| Fund Balance - Beginning             | 183,359.00           | 236,552.03           | (53,193.03)           |
| Fund Balance - Ending                | <u>\$ 190,059.00</u> | <u>\$ 230,740.46</u> | <u>\$ (40,681.46)</u> |

**Pointe West Public Infrastructure District**  
**Capital Projects Fund Schedule of Revenues, Expenditures and Changes in**  
**Fund Balances - Budget and Actual**  
**For the Period Ending June 30, 2026**

|                                      | <u>Annual Budget</u> | <u>Actual</u>          | <u>Variance</u>          |
|--------------------------------------|----------------------|------------------------|--------------------------|
| Revenues                             |                      |                        |                          |
| Interest Income                      | \$ 20,000.00         | \$ 41,577.06           | \$ (21,577.06)           |
| Total Revenue                        | <u>20,000.00</u>     | <u>41,577.06</u>       | <u>(21,577.06)</u>       |
| Expenditures                         |                      |                        |                          |
| Capital outlay                       | 2,661,538.00         | 489,736.10             | 2,171,801.90             |
| Total Expenditures                   | <u>2,661,538.00</u>  | <u>489,736.10</u>      | <u>2,171,801.90</u>      |
| Other Financing Sources (Uses)       |                      |                        |                          |
| Transfers to other fund              | -                    | (4,006.11)             | 4,006.11                 |
| Transfers from other funds           | -                    | 2,417.34               | (2,417.34)               |
| Total Other Financing Sources (Uses) | <u>-</u>             | <u>(1,588.77)</u>      | <u>1,588.77</u>          |
| Net Change in Fund Balances          | (2,641,538.00)       | (449,747.81)           | (2,191,790.19)           |
| Fund Balance - Beginning             | 2,641,538.00         | 2,632,134.10           | 9,403.90                 |
| Fund Balance - Ending                | <u>\$ -</u>          | <u>\$ 2,182,386.29</u> | <u>\$ (2,182,386.29)</u> |

**POINTE WEST PUBLIC INFRASTRUCTURE 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 23, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

On March 27, 2024, the City Council of Cedar City, Utah (the City), acting in its capacity as the creating authority for the Pointe West Public Infrastructure District (the District), adopted a resolution creating the District. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the District on April 10, 2024, which was recorded in the real property records of the Iron County Recorder on April 29, 2024.

The District was established to provide financing for the Improvements to facilitate development within the boundaries of the District. Pursuant to the Governing Document, the District has the power to issue bonds for the purpose of paying all or part of the costs of planning for, designing, acquiring, constructing, installing, relocating, redeveloping, maintaining, and financing the Improvements. The District has entered into an interlocal agreement with the City (the “City Interlocal Agreement”), dated as of March 27, 2024, which provides, among other things, that some or all of the Improvements constructed within the District will be transferred to the City.

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 3.5%.

**Assessment Revenues**

Pursuant to the Assessment Ordinance, the District will levy assessments on the Assessed Properties (the “Assessments”). The Assessed Properties include only those properties that are benefitted by the Public Improvements. Each Assessment or any part or installment thereof, any interest accruing on the Assessment and any penalties, trustee’s and attorney’s fees and other costs of collecting the Assessment shall constitute a lien against the property upon which the Assessment is levied from and after the date on which the Assessment Ordinance becomes effective.

**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.



**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

**Debt Service**

Interest payments are provided based on the debt amortization schedule from the Series 2024 Bonds (discussed under Debt and Leases).

**Capital Outlay**

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

**Debt and Leases**

On October 22, 2024, the District issued Series 2024 Special Assessment Bonds in the amount of \$3,090,000. The Bonds bear interest at 5.500% payable semi-annually on June 1 and December 1 and are subject to mandatory sinking fund redemption beginning June 1, 2029. The Bonds mature on December 1, 2053.

The Bonds are not a general obligation of the District, but are payable exclusively out of the funds described in the Indenture. The District shall not be liable for the payment of the Bonds, except from (i) moneys collected from the levy of Assessments against the properties benefited by the Improvements pursuant to the Assessment Ordinance, (ii) moneys collected by the District from the foreclosure of Assessed Properties, and (iii) other funds created under the Indenture as described herein (collectively, and as previously defined, the "Assessment Revenues"). Among other remedies, the District may initiate sale of the delinquent Assessed Property in the same manner as for delinquent property taxes or by judicial foreclosure.

The District has also provided additional security for the Bonds by funding a Reserve Account within the Reserve Fund for the Bonds. Proceeds of the Bonds have been deposited into the Reserve Account in the amount of the Debt Service Reserve Requirement. "Debt Service Reserve Requirement" means with respect to the Bonds, an amount initially equal to \$169,950.00. The Debt Service Reserve Requirement will be reduced as Assessments are paid or prepaid as described in the Indenture, but not to an amount less than 5.5% of the principal amount of the Bonds then Outstanding after taking into account the redemption of Bonds related to prepayments.

**POINTE WEST PUBLIC INFRASTRUCTURE DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$3,090,000 Special Assessment Bonds

Series 2024

Dated October 22, 2024

Interest Rate 5.500%

Interest Payable June 1 and December 1

Principal Payable December 1

| Year Ending<br>December 31, | Principal    | Interest     | Total        |
|-----------------------------|--------------|--------------|--------------|
| 2026                        | \$ -         | \$ 169,950   | \$ 169,950   |
| 2027                        | -            | 169,950      | 169,950      |
| 2028                        | -            | 169,950      | 169,950      |
| 2029                        | 55,000       | 169,950      | 224,950      |
| 2030                        | 60,000       | 166,925      | 226,925      |
| 2031                        | 65,000       | 163,625      | 228,625      |
| 2032                        | 65,000       | 160,050      | 225,050      |
| 2033                        | 70,000       | 156,475      | 226,475      |
| 2034                        | 75,000       | 152,625      | 227,625      |
| 2035                        | 80,000       | 148,500      | 228,500      |
| 2036                        | 85,000       | 144,100      | 229,100      |
| 2037                        | 90,000       | 139,425      | 229,425      |
| 2038                        | 95,000       | 134,475      | 229,475      |
| 2039                        | 95,000       | 129,250      | 224,250      |
| 2040                        | 105,000      | 124,025      | 229,025      |
| 2041                        | 110,000      | 118,250      | 228,250      |
| 2042                        | 115,000      | 112,200      | 227,200      |
| 2043                        | 120,000      | 105,875      | 225,875      |
| 2044                        | 125,000      | 99,275       | 224,275      |
| 2045                        | 135,000      | 92,400       | 227,400      |
| 2046                        | 140,000      | 84,975       | 224,975      |
| 2047                        | 150,000      | 77,275       | 227,275      |
| 2048                        | 160,000      | 69,025       | 229,025      |
| 2049                        | 165,000      | 60,225       | 225,225      |
| 2050                        | 175,000      | 51,150       | 226,150      |
| 2051                        | 185,000      | 41,525       | 226,525      |
| 2052                        | 195,000      | 31,350       | 226,350      |
| 2053                        | 375,000      | 20,625       | 395,625      |
| Total                       | \$ 3,090,000 | \$ 3,263,425 | \$ 6,353,425 |

See selected information and the summary of significant assumptions.