IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT

FINANCIAL STATEMENTS

JUNE 30, 2026

Iron Horse Public Infrastructure District
Balance Sheet - Governmental Funds
June 30, 2026

	General	Debt Service	Capital Projects	Total
Assets				
UMB Bond Fund	$ -	$ 1.00	$ -	$ 1.00
Bond Fund - Zions	-	13,942.61	-	13,942.61
Administrative Costs Fund - Zions	76.51	-	-	76.51
Redemption Fund - Zions	-	4.80	-	4.80
Assessment receivable	-	14,882,347.00	-	14,882,347.00
Total Assets	$ 76.51	$ 14,896,295.41	$ -	$ 14,896,371.92
Liabilities				
Accounts Payable	$ 4,494.50	$ -	$ -	$ 4,494.50
Total Liabilities	4,494.50	-	-	4,494.50
Deferred Inflows of Resources				
Deferred assessment revenue	-	14,882,347.00	-	14,882,347.00
Total Deferred Inflows of Resources	-	14,882,347.00	-	14,882,347.00
Fund Balances	(4,417.99)	13,948.41	-	9,530.42
Liabilities and Fund Balances	$ 76.51	$ 14,896,295.41	$ -	$ 14,896,371.92

Iron Horse Public Infrastructure District
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	$ 1,400.00	$ 76.51	$ 1,323.49
Total Revenue	1,400.00	76.51	1,323.49
Expenditures			
Accounting	19,000.00	9,532.41	9,467.59
Auditing	9,300.00	4,160.00	5,140.00
Insurance	4,275.00	-	4,275.00
Legal	20,400.00	11,756.00	8,644.00
Total Expenditures	52,975.00	25,448.41	27,526.59
Other Financing Sources (Uses)			
Developer advance	-	20,953.91	(20,953.91)
Transfers from other funds	53,000.00	-	53,000.00
Total Other Financing Sources (Uses)	53,000.00	20,953.91	32,046.09
Net Change in Fund Balances	1,425.00	(4,417.99)	5,842.99
Fund Balance - Beginning	57,240.00	-	57,240.00
Fund Balance - Ending	$ 58,665.00	$ (4,417.99)	$ 63,082.99

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

Iron Horse 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

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 900.00	$ 545.79	$ 354.21
Assessment revenues	515,076.00	339,051.40	176,024.60
Total Revenue	515,976.00	339,597.19	176,378.81
Expenditures			
Paying agent fees	4,000.00	-	4,000.00
Bond interest	374,183.00	326,082.31	48,100.69
Bond principal	83,893.00	-	83,893.00
Total Expenditures	462,076.00	326,082.31	135,993.69
Other Financing Sources (Uses)			
Transfers to other fund	(53,000.00)	-	(53,000.00)
Total Other Financing Sources (Uses)	(53,000.00)	-	(53,000.00)
Net Change in Fund Balances	900.00	13,514.88	(12,614.88)
Fund Balance - Beginning	106,493.00	433.53	113,260.47
Fund Balance - Ending	$ 107,393.00	$ 13,948.41	$ 100,645.59

See selected information and the summary of significant assumptions.

Iron Horse 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

	Annual Budget	Actual	Variance
Expenditures			
Recognition of costs	8,845,426.00	8,895,426.00	(50,000.00)
Bond issue costs	50,000.00	-	50,000.00
Total Expenditures	8,895,426.00	8,895,426.00	-
Other Financing Sources (Uses)			
Developer advance	50,000.00	-	50,000.00
Acceptance of reimbursable costs	8,845,426.00	8,895,426.00	(50,000.00)
Bond issuance proceeds	8,895,426.00	8,895,426.00	-
Repay developer advance	(8,895,426.00)	(8,895,426.00)	-
Total Other Financing Sources (Uses)	8,895,426.00	8,895,426.00	-
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

IRON HORSE 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 Boards (“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 15, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

Services Provided

On February 14, 2024, the City Council of Cedar City, Utah (the City), acting in its capacity as the creating authority for the Iron Horse Public 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 Creation for the Districts on March 19, 2024, which was recorded in the real property records of the Iron County Recorder on April 8, 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

Developer Advance

Developer advances are expected to fund the costs of issuance of the Series 2024 Bonds. The advances are anticipated to be repaid from bond proceeds.

Assessment Fee Revenues

The District anticipates billing and collecting assessment lien revenues pursuant to the Assessment Ordinance. The assessments are levied against the properties benefited by the improvements within the District.

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

Interest and principal payments are provided based on the schedule of debt service requirements to maturity for the Series 2024 Bonds (discussed under debt and leases).

Debt and Leases

On May 23, 2024, the District issued Special Assessment Bonds, Series 2024 in the aggregate maximum principal amount of $15,000,000. The initial draw on the Bonds was $6,104,574 and no additional draws have been made to date. The Bonds bear interest at a rate of 6.25% and are payable quarterly on March 1, June 1, September 1, and December 1. Principal payments are due annually on December 1. The Bonds mature on December 1, 2053.The Bonds are secured by and payable from moneys collected from the levy of assessments against the properties to be benefitted by the improvements.

IRON HORSE PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Special Assessment Revenue Bonds
Series 2024
$6,104,574 Original Principal
$15,000,000 Final Principal
Dated May 23, 2024
Interest Rate - 6.25%
Interest due March 1, June 1, September 1, and December 1
Principal due December 1

Year Ending December 31,	Principal	Interest	Total
2026	179,165	806,733	985,898
2027	219,036	919,136	1,138,172
2028	232,918	905,447	1,138,365
2029	247,680	890,889	1,138,569
2030	263,378	875,409	1,138,787
2031	280,070	858,948	1,139,018
2032	297,821	841,444	1,139,265
2033	316,697	822,830	1,139,527
2034	336,770	803,036	1,139,806
2035	358,115	781,988	1,140,103
2036	380,812	759,606	1,140,418
2037	404,949	735,805	1,140,754
2038	430,616	710,496	1,141,112
2039	457,910	683,583	1,141,493
2040	486,934	654,963	1,141,897
2041	517,798	624,530	1,142,328
2042	550,618	592,167	1,142,785
2043	585,520	557,754	1,143,274
2044	622,633	521,159	1,143,792
2045	662,099	482,244	1,144,343
2046	704,068	440,863	1,144,931
2047	748,697	396,859	1,145,556
2048	796,155	350,065	1,146,220
2049	846,622	300,306	1,146,928
2050	900,288	247,392	1,147,680
2051	957,357	191,124	1,148,481
2052	1,018,044	131,289	1,149,333
2053	1,082,577	67,661	1,150,238
Total	$ 14,964,305	$ 17,332,842	$ 32,297,147

See selected information and the summary of significant assumptions.