

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

FINANCIAL STATEMENTS

JUNE 30, 2026

Sienna Hills Public Infrastructure District No. 1
Balance Sheet - Governmental Funds
June 30, 2026

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Assets				
Checking Account	\$ -	\$ 4,425.42	\$ -	\$ 4,425.42
UMB Bond Fund	-	670,354.83	-	670,354.83
UMB Reserve Fund	-	990,746.18	-	990,746.18
UMB Project Fund	-	-	24,394.59	24,394.59
Receivable from County Treasurer	-	105,411.00	-	105,411.00
Total Assets	<u>\$ -</u>	<u>\$ 1,770,937.43</u>	<u>\$ 24,394.59</u>	<u>\$ 1,795,332.02</u>
Liabilities				
Accounts Payable	\$ 18,956.50	\$ 4,000.00	\$ -	\$ 22,956.50
Total Liabilities	<u>18,956.50</u>	<u>4,000.00</u>	<u>-</u>	<u>22,956.50</u>
Deferred Inflows of Resources				
Deferred Property Tax	-	105,411.00	-	105,411.00
Total Deferred Inflows of Resources	<u>-</u>	<u>105,411.00</u>	<u>-</u>	<u>105,411.00</u>
Fund Balances	<u>(18,956.50)</u>	<u>1,661,526.43</u>	<u>24,394.59</u>	<u>1,666,964.52</u>
Liabilities and Fund Balances	<u>\$ -</u>	<u>\$ 1,770,937.43</u>	<u>\$ 24,394.59</u>	<u>\$ 1,795,332.02</u>

Sienna Hills Public Infrastructure District No. 1
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>
Expenditures			
Accounting	19,000.00	8,925.00	10,075.00
Auditing	9,250.00	3,750.00	5,500.00
Insurance	5,500.00	146.58	5,353.42
Legal	19,000.00	8,606.50	10,393.50
Miscellaneous	310.00	-	310.00
Total Expenditures	<u>53,060.00</u>	<u>21,428.08</u>	<u>31,631.92</u>
Other Financing Sources (Uses)			
Developer advance	-	2,453.58	(2,453.58)
Transfers from other funds	53,060.00	18.00	53,042.00
Total Other Financing Sources (Uses)	<u>53,060.00</u>	<u>2,471.58</u>	<u>50,588.42</u>
Net Change in Fund Balances	-	(18,956.50)	18,956.50
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	<u>\$ -</u>	<u>\$ (18,956.50)</u>	<u>\$ 18,956.50</u>

See selected information and the summary of significant assumptions.

SUPPLEMENTARY INFORMATION

Sienna Hills Public Infrastructure 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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Property taxes	\$ 105,411.00	\$ -	\$ 105,411.00
Interest Income	41,000.00	25,139.86	15,860.14
Total Revenue	<u>146,411.00</u>	<u>25,139.86</u>	<u>121,271.14</u>
Expenditures			
Paying agent fees	4,000.00	-	4,000.00
Bond interest	630,788.00	-	630,788.00
Total Expenditures	<u>634,788.00</u>	<u>-</u>	<u>634,788.00</u>
Other Financing Sources (Uses)			
Transfers to other fund	-	(18.00)	18.00
Total Other Financing Sources (Uses)	<u>-</u>	<u>(18.00)</u>	<u>18.00</u>
Net Change in Fund Balances	(488,377.00)	25,121.86	(513,498.86)
Fund Balance - Beginning	1,643,340.00	1,636,404.57	6,935.43
Fund Balance - Ending	<u>\$ 1,154,963.00</u>	<u>\$ 1,661,526.43</u>	<u>\$ (506,563.43)</u>

See selected information and the summary of significant assumptions.

Sienna Hills Public Infrastructure 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

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues			
Interest Income	\$ -	\$ 369.36	\$ (369.36)
Total Revenue	<u>-</u>	<u>369.36</u>	<u>(369.36)</u>
Other Financing Sources (Uses)			
Transfers to other fund	(53,060.00)	-	(53,060.00)
Total Other Financing Sources (Uses)	<u>(53,060.00)</u>	<u>-</u>	<u>(53,060.00)</u>
Net Change in Fund Balances	(53,060.00)	369.36	(53,429.36)
Fund Balance - Beginning	-	24,025.23	(24,025.23)
Fund Balance - Ending	<u>\$ (53,060.00)</u>	<u>\$ 24,394.59</u>	<u>\$ (77,454.59)</u>

See selected information and the summary of significant assumptions.

SIENNA HILLS 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 10, 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 20, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On November 9, 2022 the City Council of City of Washington, Utah (the City), acting in its capacity as the creating authority for the Sienna Hills Public Infrastructure District No. 1 (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, which was recorded in the real property records of the County on December 8, 2022.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements and services, including water, sanitation, street, safety protection, park and recreation, transportation, television relay and translation and mosquito control improvements and services.

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.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.00%.

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

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 in 2026 are provided based on the debt amortization schedule from the 2023A₍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 its Series 2023A₍₂₎ Bonds on March 23, 2023. The Bonds were issued for the purposes of (a) financing a portion of public improvements of the development, (b) funding the Reserve Fund to the Reserve Requirement, (c) paying capitalized interest on the Bonds, and (d) paying other costs in connection with the issuance of the Bonds.

The Bonds bear interest at the rate of 6.75%, payable annually to the extent of Pledged Revenue available on July 1, beginning on July 1, 2023. Annual mandatory sinking fund principal payments are due July 1, beginning on July 1, 2028. The Bonds mature on July 1, 2035. The Bonds are secured by and payable solely from Pledged Revenue consisting of the following: (a) all Property Tax Revenues, (b) all Pledged Sales Tax Revenues, and (c) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund.

Reserves

The District maintains a Debt Service Reserve Fund as required by the Series 2023A₍₂₎ Bonds.

SIENNA HILLS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

\$9,345,000 Limited Tax General Obligation
And Sales Tax Revenue Bonds
Series 2023A(2)
Dated March 16, 2023
Interest Rate - 6.75%
Principal and Interest Payment - July 1st

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 630,788	\$ 630,788
2027	-	630,788	630,788
2028	320,000	630,788	950,788
2029	865,000	609,188	1,474,188
2030	1,110,000	550,800	1,660,800
2031	1,255,000	475,875	1,730,875
2032	1,410,000	391,163	1,801,163
2033	1,585,000	295,988	1,880,988
2034	1,770,000	189,000	1,959,000
2035	1,030,000	69,525	1,099,525
Total	<u>\$ 9,345,000</u>	<u>\$ 4,473,903</u>	<u>\$ 13,818,903</u>

See selected information and the summary of significant assumptions.