WASATCH PEAKS RANCH
PUBLIC INFRASTRUCTURE DISTRICT

36 S. State Street, Suite 500 Salt Lake City, UT 84111

NOTICE OF REGULAR MEETING AND AGENDA

DATE: Monday, November 9, 2026

TIME: 4:00 p.m.

LOCATION: 36 S. State Street, Suite 500
Salt Lake City, UT 84111

ACCESS: To attend via Microsoft Teams Videoconference, use the link below:
https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGY5OGNkMTctZDk0Ny00OTU2LWI1ZDktMTg1ODc0NWNmYjNk%40thread.v2/0?context=%7b%22Tid%22%3a%223e95e77c-c839-42d7-a767-aac8531785ff%22%2c%22Oid%22%3a%228d48df21-9763-40d0-ba52-983e5a92dcea%22%7d

BOARD OF TRUSTEES: Gary Derck
Ed Schultz
Jenny Robinson

PUBLIC NOTICE is hereby given that the Board of Trustees (the "Board"), of the Wasatch Peaks Ranch Public Infrastructure District (the "District"), will hold a meeting of the Board on Monday, November 9, 2026, commencing at 4:00 p.m., at 36 South State Street, Suite 500, Salt Lake City, Utah, 84111 and via Microsoft Teams, at which time the Board shall proceed according to the following agenda.

"As the Chair of the Board of Trustees of the Wasatch Peaks Ranch Public Improvement District, I hereby call this regular meeting of the Board to order at P.M. on November 9, 2026, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah's Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept."

I. ADMINISTRATIVE MATTERS

A. Call to order.

B. Public Comment. Members of the public may express their views to the Board on matters that affect the District that are otherwise not on the agenda. Comments will be limited to three (3) minutes per person

C. Review and approval of the July 13, 2026, Meeting Minutes (enclosure).

II. FINANCIAL MATTERS

A. Approve and/or ratify the approval of payment of claims (enclosure).

B. Q3 2026 Financials (enclosure).

C. Consider approval of tentative operating and capital budget for calendar year 2027 and set a public hearing to take public comment on the same (enclosure).

III. LEGAL MATTERS

A. Ratification of Civic Plus annual service agreement (enclosure).

IV. TRUSTEES' MATTERS

A. Comments, reports, updates, and discussion of ongoing issues and future agenda topics.

V. OTHER BUSINESS

VI. ADJOURNMENT

[This notice to be published on the Utah Public Notice Website at least 24 hours prior to the meeting.]

July 13, 2026, Meeting Minutes

MINUTES OF A REGULAR MEETING OF
THE BOARD OF TRUSTEES OF THE
WASATCH PEAKS RANCH PUBLIC INFRASTRUCTURE DISTRICT (THE "DISTRICT")
HELD
JULY 13, 2026

A regular meeting of the Board of Trustees of the Wasatch Peaks Ranch Public Infrastructure District (referred to hereafter as the "Board") was convened on Monday, July 13, 2026, at 4:02 p.m., at 36 S. State Street, Suite 500, Salt Lake City, UT 84111 and via Microsoft Teams. The meeting was open to the public.

ATTENDANCE

Trustees in attendance were:
Ed Schultz
Jenny Robinson

Also, In Attendance Were:
Todd Godfrey, Esq.; Hayes Godfrey Bell, P.C. ("HGB")
Carley Herrick, Matt Musil, Suzanne Bennett, and Kelli Reid; Wasatch Peaks Ranch

ADMINISTRATIVE MATTERS

DRAFT

Call to Order:

The meeting was called to order at 4:02 p.m. by Trustee Robinson, who recited the following: *"As a Trustee of the Board of Trustees of the Wasatch Peaks Ranch Public Improvement District, I hereby call this regular meeting of the Board to order at 4:02 p.m. on July 13, 2026, at 36 S State Street, Suite 500, Salt Lake City, UT 84111. In compliance with the requirements of Utah's Open and Public Meetings Law: (i) notice of this meeting has been duly posted and published, and (ii) this meeting is being recorded and minutes of the meeting, in its entirety, are being kept."*

Public Comment:

None.

Minutes of April 13, 2026 Meeting:

Trustee Robinson reviewed the minutes with the Board. Trustee Schultz made a motion to approve the Minutes of the April 13, 2026, Meeting. Trustee Robinson seconded the motion. The motion passed by Trustee Robinson and Schultz.

FINANCIAL MATTERS

Payment of Claims

Ms. Reid reviewed the payment of claims with the Board. Trustee Robinson made a motion to approve the payment of claims. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

Q1 2026 Financials

Mr. Musil led a discussion on the Q1 2026 Financials. Trustee Robinson made a motion to approve the Q1 2026 Financials. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

PID 2025 Audited Financial Statements

Mr. Musil led a discussion on the 2025 Audited Financial Statements. Trustee Robinson made a motion to approve the 2025 Audited Financial Statements. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

Financial & Compliance Self Evaluation Form & Fraud Risk Assessment

Ms. Reid led a discussion on the Financial and Compliance Self Evaluation Form and Fraud Risk Assessment. Trustee Robinson made a motion to approve the Evaluation Form and Risk Assessment. Trustee Schultz seconded the motion. The motion passed by Trustee Robinson and Schultz.

LEGAL MATTERS

Plat 3A.1 and 4A.1 Upper Townhomes Easement Agreements

Ms. Herrick reviewed the Plat 3A.1 and Plat 4A.1 Upper Townhomes Easement Agreements with the Board. Trustee Robinson made a motion to approve the 3A.1 and 4A.1 easement agreements. Trustee Schultz seconded the motion. The motion passed unanimously by Trustees Robinson, Schultz, and Derck.

Mr. Derck joined the meeting

TRUSTEES' MATTERS

None.

ADJOURNMENT

There being no further business to come before the Board at this time, Trustee Derck made a motion to adjourn the meeting at 4:12 p.m. Trustee Schultz seconded the motion. The motion passed unanimously by Trustee Robinson, Schultz, and Derck.

Respectfully submitted,

By _____
District Chair

Attest:

_____
District Clerk

DRAFT

Payment of Claim

WPR PID District

For the period 9/12/2026-10/12/2026

Paid Claims

Date	Person/Description	Reference	Amount	Remarks
9/3/2026	WASATCH PEAKS RANCH CLUB LLC (v0000310)	9999090326	(833.00)	September Accounting Services
10/1/2026	WPR DEVELOPMENT COMPANY LLC (v0000069)	9999100126	(6,003.00)	Jan - September 2026 Management Fees
10/6/2026	Transfer from Zions to UMB 162273.3 - Sept. Tax Payment		(231.77)	Transfer from Zions to UMB 162273.3 - Sept. Tax Payment
10/8/2026	WPR DEVELOPMENT COMPANY LLC (v0000069)	9999100826	(667.00)	Oct. 2026 Management Fees
			(7,734.77)	

Unpaid Claims

Date	Vendor	Amount
	There are no unpaid claims as of 10/12/2026	-

Q3 2026 Financials

Wasatch Peaks Ranch Public Infrastructure District
Balance Sheet
Governmental Funds
September 30, 2026

	General Fund	Debt Service Fund
ASSETS		
Cash	$ 21,064	$ -
Property taxes receivable	2,064,726	-
TOTAL ASSETS	$ 2,085,790	$ -
LIABILITIES		
Accounts Payable	$ 6,228	$ -
TOTAL LIABILITIES	6,228	-
DEFERRED INFLOWS OF RESOURCES		
Unavailable revenue - property taxes	2,064,726	-
TOTAL DEFERRED INFLOWS OF RESOURCES	2,064,726	-
FUND BALANCE		
Fund balance	14,836	-
TOTAL FUND BALANCE	14,836	-
TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	$ 2,085,790	$ -

Wasatch Peaks Ranch Public Infrastructure District

Statement of Revenues, Expenditures, and Changes in Fund Balance

Governmental Funds

For the Fiscal Period Jan 1, 2026 - September 30, 2026

	General Fund				Debt Service Fund			
	PTD Actuals	PTD Budget	PTD Variance	Annual Budget	PTD Actuals	PTD Budget	PTD Variance	Annual Budget
REVENUE AND OTHER SOURCES								
Property Taxes	$ 201,361	$ 133,116	$ 68,245	$ 1,901,650	$ -	-	$ -	$ -
Interest Income	470	-	470	-	998	3,750	(2,752)	5,000
TOTAL REVENUE AND OTHER SOURCES	**201,831**	**133,116**	**68,715**	**1,901,650**	**998**	**3,750**	**(2,752)**	**5,000**
EXPENDITURES AND OTHER USES								
Payment of bond interest	-	-	-	-	942,106	1,404,501	462,395	1,872,668
Management Expense	6,003	6,000	(3)	8,000	-	-	-	-
Insurance	5,363	-	(5,363)	-	-	-	-	-
Professional Fees - Accounting	7,497	7,500	3	10,000	-	-	-	-
Professional Fees - Other	-	-	-	-	4,000	3,075	(925)	4,100
Professional Fees - Assurance	6,750	11,200	4,450	11,500	-	-	-	-
Professional Fees - Legal	837	3,750	2,913	5,000	-	-	-	-
Miscellaneous Expense	1,425	-	(1,425)	-	-	-	-	-
Bank Service Fees	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES AND OTHER USES	27,875	28,450	575	34,500	946,106	1,407,576	461,470	1,876,768
TRANSFERS BETWEEN FUNDS								
Transfer from other fund	-	-	$ -	-	944,946	1,403,826	458,880	1,871,768
Transfer to other fund	(944,946)	(876,000)	$ (68,946)	(1,871,768)	-	-	-	-
TOTAL TRANSFERS BETWEEN FUNDS	**(944,946)**	**(876,000)**	**(68,946)**	**(1,871,768)**	**944,946**	**1,403,826**	**458,880**	**1,871,768**
NET CHANGE IN FUND BALANCE	**(770,990)**	**(771,335)**	**(345)**	**(4,618)**	**(163)**	**-**	**$ (163)**	**-**
BEGINNING FUND BALANCE	**785,826**	**785,826**	**-**	**785,826**	**163**	**163**	**$ -**	**163**
ENDING FUND BALANCE	**$ 14,836**	**$ 14,491**	**$ (345)**	**$ 781,208**	**$ (0)**	**$ 163**	**$ (163)**	**$ 163**

Wasatch Peaks Ranch Public Infrastructure District

Statement of Long-Term Liabilities

September 30, 2026

	12/31/2025	Additions	Retirements	Ending Balance
Governmental Activities:				
Direct Placement				
Bonds payable	$ 167,712,000	$ -	$ -	$ 167,712,000
Accrued interest	20,412,640	9,616,844	942,106	29,087,378
	$ 188,124,640	$ 9,616,844	$ 942,106	$ 196,799,378

Tentative 2027 Operating & Capital Budget

Wasatch Peaks Ranch Public Infrastructure District

2027 Tentative Budget - General Fund

	ACTUAL 2025	ESTIMATED 2026	TENTATIVE BUDGET 2027
Revenues			
Property Taxes	$ 1,985,077	$ 2,175,850	$ 3,123,000
Interest Income	-	1,000	1,250
Total revenues	1,985,077	2,176,850	3,124,250
Expenditures			
Management expense	4,255	8,004	8,004
Professional services	14,906	17,750	21,100
Insurance	3,500	5,400	5,400
Other operating	-	2,650	3,200
Total expenditures	22,661	33,804	37,704
Other Financing Sources (Uses)			
Transfer to other fund	(1,763,908)	(1,874,605)	(2,653,250)
Total other financing sources (uses)	(1,763,908)	(1,874,605)	(2,653,250)
Net change in fund balances	198,508	268,441	433,296
Fund balance, beginning of year	587,318	785,826	1,054,267
Fund balance, end of year	$ 785,826	$ 1,054,267	$ 1,487,563

Wasatch Peaks Ranch Public Infrastructure District

2027 Tentative Budget - Debt Service Fund

	ACTUAL 2025	ESTIMATED 2026	TENTATIVE BUDGET 2027
Revenues			
Interest Income	$ 2,102	$ 1,000	$ 1,250
Total revenues	2,102	1,000	1,250
Expenditures			
Payment of bond interest	1,761,900	1,871,768	2,650,000
Professional services	4,000	4,000	4,500
Total expenditures	1,765,900	1,875,768	2,654,500
Other Financing Sources (Uses)			
Transfer from other fund	1,763,908	1,874,605	2,653,250
Total other financing sources (uses)	1,763,908	1,874,605	2,653,250
Net change in fund balances	110	(163)	-
Fund balance, beginning of year	53	163	-
Fund balance, end of year	$ 163	$ -	$ -

Civic Plus Annual Service Contract

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Quote #: Q-151514-1
Date: 9/1/2026 1:38 PM
Customer: WPR PUBLIC INFRASTRUCTURE DISTRICT, UTAH

QTY	DESCRIPTION	
1.00	Streamline - Compliance Essentials Renewal	
Annual Recurring Services - Initial Term		USD 3,000.00
Annual Recurring Services - (Subject to Uplift)		USD 3,000.00

1. This renewal Statement of Work ("SOW") is between (“Customer”) and CivicPlus, LLC and shall be subject to the terms and conditions of the Master Services Agreement (“MSA”) and the applicable Solutions and Products terms found at: https://www.civicplus.help/hc/en-us/p/legal-stuff (collectively, the “Terms and Conditions”). By signing this SOW, Customer expressly agrees to the Terms and Conditions throughout the Term of this SOW. The Terms and Conditions form the entire agreement between Customer and CivicPlus (collectively, referred to as the “Agreement”). The Parties agree the Agreement shall supersede and replace all prior agreements between the Parties with respect to the services provided by CivicPlus herein (the “Services”).

2. This SOW shall remain in effect for an initial term starting at the Customer’s next renewal date of 11/1/2026 and running for twelve months (“Initial Term”). In the event that neither party gives 60 days’ notice to terminate prior to the end of the Initial Term, or any subsequent Renewal Term, this SOW will automatically renew for additional 1-year renewal terms (“Renewal Term”). The Initial Term and all Renewal Terms are collectively referred to as the “Term”.

3. Unless terminated, Customer shall be invoiced for the Annual Recurring Services on each Renewal Date of each calendar year subject to an annual increase of 5% each Renewal Term.

4. Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

5. Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-151514-1
By signing below, the parties are agreeing to be bound by the covenants and obligations specified in this SOW. For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/.

IN WITNESS WHEREOF, the parties have caused this SOW to be executed by their duly authorized representatives as of the dates below.

Authorized Client Signature	CivicPlus
	
_____	_____
By (please sign):	By (please sign):
_____	Amy Vikander
Printed Name:	Printed Name:
_____	Senior Vice President of Customer Success
Title:	Title:
	9/22/2026
_____	_____
Date:	Date:

_____
Organization Legal Name:

_____
Billing Contact:

_____
Title:

_____
Billing Phone Number:

_____
Billing Email:

_____
Billing Address:

_____
Mailing Address: (If different from above)

_____
PO Number: (Info needed on Invoice (PO or Job#) if required)