SANDY CITY, UTAH

Debt Service Summary of General Obligation Bond Scenarios

(Crescent View Middle School Acquisition) - $30M, $21M, & $17M, AAA

August 5, 2026

	Scenario #1	Scenario #2	Scenario #3
SOURCES OF FUNDS	**$30M - Future Rates**	**$21M - Future Rates**	**$17M - Future Rates**
Par Amount of Bonds	$ 28,205,000	$ 19,775,000	$ 16,025,000
Reoffering Premium	2,187,413	1,533,669	1,242,816
Total Sources of Funds	$ 30,392,413	$ 21,308,669	$ 17,267,816
USES OF FUNDS			
Deposit to Construction Fund	**$ 30,000,000**	**$ 21,000,000**	**$ 17,000,000**
Underwriter's Discount (0.400%)	112,820	79,100	64,100
Costs of Issuance	279,593	229,569	203,716
Total Uses of Funds	$ 30,392,413	$ 21,308,669	$ 17,267,816
TYPE OF BOND SECURITY	**GO Bonds**	**GO Bonds**	**GO Bonds**
Maturity (Amortization - Years)	20	20	20
True Interest Cost (TIC%):	**4.1936435%**	**4.1937004%**	**4.1935005%**
Average Annual DS Payment	$ 2,277,097	$ 1,596,580	$ 1,293,657
Total DS Payments over Life of Bonds	$ 45,541,949	$ 31,931,590	$ 25,873,132
PROPERTY TAX IMPACT ANALYSIS			
Sandy City's 2026 Assessed Valuation	$ 15,432,216,289	$ 15,432,216,291	$ 15,432,216,291
Average Annual DS Payment	$ 2,277,097	$ 1,596,580	$ 1,293,657
2026 Certified Tax Rate	0.0010190	0.0010190	0.0010190
Tax Rate Increase Needed for Series 2027 Bonds	0.0001476	0.0001035	0.0000838
Estimated New Tax Rate	0.0011666	0.0011225	0.0011028
Estimated Tax Rate Increase	**14.48%**	**10.15%**	**8.23%**
Average Residential Home Value	$ 739,100	$ 739,100	$ 739,100
Primary Residential Exemption	45.00%	45.00%	45.00%
Average Residential Taxable Value	$ 406,505	$ 406,505	$ 406,505
Current Taxes	$ 414.23	$ 414.23	$ 414.23
Estimated Taxes	$ 474.21	$ 456.28	$ 448.31
Annual Property Tax Impact Increase (Residential)	**$ 59.98**	**$ 42.06**	**$ 34.08**
Monthly Property Tax Impact Increase (Residential)	**$ 5.00**	**$ 3.50**	**$ 2.84**
Average Commercial Valuation (comp to Residential Avg.)	$ 739,100	$ 739,100	$ 739,100
Average Commercial Taxable Value	$ 739,100	$ 739,100	$ 739,100
Current Taxes	$ 753.14	$ 753.14	$ 753.14
Estimated Taxes	$ 862.20	$ 829.61	$ 815.10
Annual Property Tax Impact Increase (Commercial)	**$ 109.06**	**$ 76.47**	**$ 61.96**
Monthly Property Tax Impact Increase (Commercial)	**$ 9.09**	**$ 6.37**	**$ 5.16**

2026 Fair Market Value and Debt Limit	
Fair Market Value	$ 25,951,462,657
Legal Debt Limit (% of FMV)	4.00%
2026 Legal Debt Limit	$ 1,038,058,506
Current Outstanding Principal	$ 18,070,000
Remaining 2026 Legal Debt Limit	**$ 1,019,988,506**

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