BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/1/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 58,459,326	$ 11,324,079	$ 11,437,402	$ 11,437,402	$ 106,402,709
REVENUES					
Bond issuance proceeds	-	180,000,000	180,051,000	180,051,000	-
Property taxes	454,955	1,391,815	-	1,480,654	-
Property taxes to be applied next year	-	-	-	(1,480,654)	1,480,654
Assessment revenues	-	-	-	-	10,154,000
Interest Income	1,379,597	600,000	2,486,346	3,075,000	1,800,000
Developer advance	32,171	-	-	-	-
Other Revenue	-	-	3,844	3,844	-
Total revenues	1,866,723	181,991,815	182,541,190	183,129,844	13,434,654
TRANSFERS IN	66,745	32,258,191	32,232,625	32,264,024	53,500
Total funds available	60,392,794	225,574,085	226,211,217	226,831,270	119,890,863
EXPENDITURES					
General Fund	35,961	52,020	22,610	54,009	58,500
Debt Service Fund	3,254,325	8,787,950	3,240,325	8,759,825	13,379,325
Capital Projects Fund	45,598,361	69,339,181	62,189,036	79,350,703	70,882,947
Total expenditures	48,888,647	78,179,151	65,451,971	88,164,537	84,320,772
TRANSFERS OUT	66,745	32,258,191	32,232,625	32,264,024	53,500
Total expenditures and transfers out requiring appropriation	48,955,392	110,437,342	97,684,596	120,428,561	84,374,272
ENDING FUND BALANCES	$ 11,437,402	$ 115,136,743	$ 128,526,621	$ 106,402,709	$ 35,516,591
CAPITALIZED INTEREST FUND - SERIES 2021A	$ 3,501,351	$ 261,026	$ 261,026	$ 261,026	$ -
SURPLUS FUND - SERIES 2021A	7,042,818	7,980,847	7,323,985	7,323,985	6,024,840
CAPITALIZED INTEREST FUND - SERIES 2024	-	10,096,875	15,637,500	10,125,000	-
RESERVE FUND - SERIES 2024	-	16,568,671	16,568,671	16,568,671	16,568,671
TOTAL RESERVE	$ 10,544,169	$ 34,907,419	$ 39,791,182	$ 34,278,682	$ 22,593,511

No assurance provided. See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/1/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ (10,955)	$ -	$ 52,000	$ 52,000	$ 52,000
REVENUES					
Developer advance	32,171	-	-	-	-
Other Revenue	-	-	3,844	3,844	-
Total revenues	32,171	-	3,844	3,844	-
TRANSFERS IN					
Transfers from other funds	66,745	52,020	22,610	54,009	53,500
Total funds available	87,961	52,020	78,454	109,853	105,500
EXPENDITURES					
General and administrative					
Accounting	9,709	20,000	10,021	20,000	21,000
Auditing	-	7,000	12,589	10,009	7,500
Insurance	12,255	4,000	-	4,000	4,000
Legal	13,997	20,000	-	20,000	21,000
Miscellaneous	-	1,020	-	-	5,000
Total expenditures	35,961	52,020	22,610	54,009	58,500
TRANSFERS OUT					
Transfers to other fund	-	-	3,844	3,844	-
Total expenditures and transfers out requiring appropriation	35,961	52,020	26,454	57,853	58,500
ENDING FUND BALANCES	$ 52,000	$ -	$ 52,000	$ 52,000	$ 47,000

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/1/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 13,618,535	$ 11,324,079	$ 11,352,815	$ 11,352,815	$ 35,967,762
REVENUES					
Property taxes	454,955	1,391,815	-	1,480,654	-
Property taxes to be applied next year	-	-	-	(1,480,654)	1,480,654
Assessment revenues	-	-	-	-	10,154,000
Interest Income	585,650	500,000	895,239	1,200,000	1,300,000
Total revenues	1,040,605	1,891,815	895,239	1,200,000	12,934,654
TRANSFERS IN					
Transfers from other funds	-	32,206,171	32,206,171	32,206,171	-
Total funds available	14,659,140	45,422,065	44,454,225	44,758,986	48,902,416
EXPENDITURES					
Debt Service					
Bond interest - Series 2021	3,240,325	3,240,325	3,240,325	3,240,325	3,240,325
Bond interest - Series 2024	-	5,540,625	-	5,512,500	10,125,000
Paying agent fees	14,000	7,000	-	7,000	14,000
Total expenditures	3,254,325	8,787,950	3,240,325	8,759,825	13,379,325
TRANSFERS OUT					
Transfers to other fund	52,000	52,020	-	31,399	53,500
Total expenditures and transfers out requiring appropriation	3,306,325	8,839,970	3,240,325	8,791,224	13,432,825
ENDING FUND BALANCES	$ 11,352,815	$ 36,582,095	$ 41,213,900	$ 35,967,762	$ 35,469,591
CAPITALIZED INTEREST FUND - SERIES 2021A	$ 3,501,351	$ 261,026	$ 261,026	$ 261,026	$ -
SURPLUS FUND - SERIES 2021A	7,042,818	7,980,847	7,323,985	7,323,985	6,024,840
CAPITALIZED INTEREST FUND - SERIES 2024	-	10,096,875	15,637,500	10,125,000	-
RESERVE FUND - SERIES 2024	-	16,568,671	16,568,671	16,568,671	16,568,671
TOTAL RESERVE	$ 10,544,169	$ 34,907,419	$ 39,791,182	$ 34,278,682	$ 22,593,511

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/1/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 44,851,746	$ -	$ 32,587	$ 32,587	$ 70,382,947
REVENUES					
Bond issuance proceeds	-	180,000,000	180,051,000	180,051,000	-
Interest Income	793,947	100,000	1,591,107	1,875,000	500,000
Total revenues	793,947	180,100,000	181,642,107	181,926,000	500,000
TRANSFERS IN					
Transfers from other funds	-	-	3,844	3,844	-
Total funds available	45,645,693	180,100,000	181,678,538	181,962,431	70,882,947
EXPENDITURES					
Capital Projects					
Capital outlay	45,598,361	65,000,000	57,838,333	75,000,000	70,882,947
Bond issue costs	-	4,339,181	4,350,703	4,350,703	-
Total expenditures	45,598,361	69,339,181	62,189,036	79,350,703	70,882,947
TRANSFERS OUT					
Transfers to other fund	14,745	32,206,171	32,228,781	32,228,781	-
Total expenditures and transfers out requiring appropriation	45,613,106	101,545,352	94,417,817	111,579,484	70,882,947
ENDING FUND BALANCES	$ 32,587	$ 78,554,648	$ 87,260,721	$ 70,382,947	$ -

No assurance provided. See summary of significant assumptions.

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On July 15, 2021 the City Council of Ivins City (the City) in Washington County, Utah (the County), acting in its capacity as the creating authority for the Black Desert Public Infrastructure District (the District), adopted a resolution creating the District. On August 13, 2021 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 September 10, 2021.

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.

The District anticipates imposing a debt service mill levy in 2025 of 10.000 mills.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.25%.

Assessment Revenues

Pursuant to the District's 2024 Bonds, as described below, the District anticipates billing for assessment revenues in 2025 to be applied to the District's 2026 debt service requirements on its 2024 Bonds.

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 2025 are provided based on the debt amortization schedule from the 2021A Bonds and 2024 Bonds (discussed under Debt and Leases).

Capital Outlay

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

Debt and Leases

Series 2021A and Series 2021B Bonds

The District issued Limited Tax General Obligations Bonds, Series 2021A and Series 2021B on September 30, 2021, in the par amount of $106,000,000 (the Bonds).

Proceeds from the sale of the bonds were used to (a) pay the Project Costs (which includes reimbursement of expenditures by the Develop pursuant to the Infrastructure Acquisition and Reimbursement Agreement; (b) fund capitalized interest on the Series 2021A Bonds; (c) fund an initial deposit to the Surplus Fund; and (d) pay the costs of issuance of the Bonds.

The Series 2021A Bonds bear interest of 3.25% to 4.00%, payable semi-annually to the extent of Senior Pledged Revenue available on March 1 and September 1, beginning on March 1, 2022. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2028. The Bonds mature on March 1, 2051.

The Series 2021B Bonds bear interest at the rate of 7.375% per annum and are payable annually on September 15, beginning September 15, 2022, but only to the extent of available Subordinate Pledged Revenue. The Series 2021B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date of September 15, 2051.

Debt and Leases - continued

Series 2024 Bonds
The District issued Special Assessment Bonds, Series 2024 on May 15, 2024, in the par amount of $180,000,000 (the Bonds).

Proceeds from the bonds were used for the purposes of financing or reimbursing a portion of the costs of acquiring, constructing, and/or installing certain public improvements to benefit the assessment area and for funding the Series 2024 Reserve Fund, to fund capitalized interest on the Series 2024 Bonds, and funding the costs of issuance of the bonds.

The Series 2024 Bonds bear interest at the rate 5.625% per annum and are payable semi-annually on June 1 and December 1, beginning on December 1, 2024. The Bonds mature on June 1, 2053. The Bonds are secured by and payable from monies collected from the levy of assessments against the properties benefitting from the public improvements pursuant to the assessment ordinance.

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$84,000,000 Limited Tax General Obligation Bonds
Series 2021A
Dated September 30, 2021
Interest Rate - 3.25% - 4.00%
Interest due March 1 and September 1
Principal due September 1

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 3,240,325	$ 3,240,325
2026	-	3,240,325	3,240,325
2027	-	3,240,325	3,240,325
2028	885,000	3,225,944	4,110,944
2029	1,190,000	3,192,225	4,382,225
2030	1,315,000	3,151,518	4,466,518
2031	1,450,000	3,106,588	4,556,588
2032	1,595,000	3,055,112	4,650,112
2033	1,745,000	2,996,663	4,741,663
2034	1,905,000	2,932,787	4,837,787
2035	2,070,000	2,863,225	4,933,225
2036	2,245,000	2,787,713	5,032,713
2037	2,430,000	2,702,863	5,132,863
2038	2,630,000	2,607,987	5,237,987
2039	2,835,000	2,505,519	5,340,519
2040	3,055,000	2,395,081	5,450,081
2041	3,280,000	2,276,300	5,556,300
2042	3,525,000	2,144,300	5,669,300
2043	3,785,000	1,998,100	5,783,100
2044	4,055,000	1,841,300	5,896,300
2045	4,340,000	1,673,400	6,013,400
2046	4,640,000	1,493,800	6,133,800
2047	4,955,000	1,301,900	6,256,900
2048	5,285,000	1,097,100	6,382,100
2049	5,635,000	878,700	6,513,700
2050	5,995,000	646,100	6,641,100
2051	13,155,000	263,100	13,418,100
Total	$ 84,000,000	$ 62,858,300	$ 146,858,300

BLACK DESERT PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$180,000,000 Special Assessment Bonds
Series 2024
Dated May 13, 2024
Interest Rate - 5.625%
Payable June 1 and December 1
Principal due December 1

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 10,125,000	$ 10,125,000
2026	-	10,125,000	10,125,000
2027	-	10,125,000	10,125,000
2028	2,920,000	10,125,000	13,045,000
2029	3,084,000	9,960,750	13,044,750
2030	3,257,000	9,787,275	13,044,275
2031	3,441,000	9,604,069	13,045,069
2032	3,634,000	9,410,513	13,044,513
2033	3,838,000	9,206,100	13,044,100
2034	4,054,000	8,990,213	13,044,213
2035	4,282,000	8,762,175	13,044,175
2036	4,523,000	8,521,312	13,044,312
2037	4,778,000	8,266,894	13,044,894
2038	5,046,000	7,998,131	13,044,131
2039	5,330,000	7,714,294	13,044,294
2040	5,630,000	7,414,481	13,044,481
2041	5,946,000	7,097,794	13,043,794
2042	6,281,000	6,763,331	13,044,331
2043	6,634,000	6,410,025	13,044,025
2044	7,007,000	6,036,863	13,043,863
2045	7,402,000	5,642,719	13,044,719
2046	7,818,000	5,226,356	13,044,356
2047	8,258,000	4,786,594	13,044,594
2048	8,722,000	4,322,081	13,044,081
2049	9,213,000	3,831,469	13,044,469
2050	9,731,000	3,313,238	13,044,238
2051	10,279,000	2,765,869	13,044,869
2052	10,856,000	2,187,675	13,043,675
2053	28,036,000	1,577,025	29,613,025
Total	$ 180,000,000	$ 206,097,246	$ 386,097,246