MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

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

12/10/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 7,108,474	$ 5,010,772	$ 5,536,847	$ 5,536,847	$ 3,077,102
REVENUES					
Property taxes	524,662	516,780	-	751,143	-
Property taxes to be applied next year	-	-	-	(751,143)	751,143
Interest Income	227,346	182,430	147,541	190,000	86,000
Developer advance	28,997	-	-	15,244	-
Total revenues	781,005	699,210	147,541	205,244	837,143
TRANSFERS IN	7,000	-	161,931	52,026	52,550
Total funds available	7,896,479	5,709,982	5,846,319	5,794,117	3,966,795
EXPENDITURES					
General Fund	21,997	53,000	33,025	52,000	52,550
Debt Service Fund	2,116,150	2,116,150	2,112,150	2,116,150	2,116,150
Capital Projects Fund	214,485	526,419	22,501	548,839	-
Total expenditures	2,352,632	2,695,569	2,167,676	2,716,989	2,168,700
TRANSFERS OUT	7,000	-	161,931	26	52,550
Total expenditures and transfers out requiring appropriation	2,359,632	2,695,569	2,329,607	2,717,015	2,221,250
ENDING FUND BALANCES	$ 5,536,847	$ 3,014,413	$ 3,516,712	$ 3,077,102	$ 1,745,545
CAPITALIZED INTEREST	$ 209,221	$ -	$ -	$ -	$ -
SURPLUS FUND	3,809,674	3,014,573	2,976,747	3,014,573	978,923
TOTAL RESERVE	$ 4,018,895	$ 3,014,573	$ 2,976,747	$ 3,014,573	$ 978,923

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

12/10/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 101,505	$ 55,638	$ 101,505	$ 101,505	$ 116,749
REVENUES					
Developer advance	28,997	-	-	15,244	-
Total revenues	28,997	-	-	15,244	-
TRANSFERS IN					
Transfers from other funds	-	-	52,000	52,000	52,550
Total funds available	130,502	55,638	153,505	168,749	169,299
EXPENDITURES					
General and administrative					
Accounting	11,453	19,000	17,761	21,000	19,200
Auditing	6,000	9,000	-	9,000	9,100
Insurance	-	4,000	-	4,000	4,275
Legal	4,544	16,000	15,244	18,000	16,200
Miscellaneous	-	-	-	-	3,675
Banking fees	-	-	20	-	100
Contingency	-	5,000	-	-	-
Total expenditures	21,997	53,000	33,025	52,000	52,550
TRANSFERS OUT					
Transfers to other fund	7,000	-	109,905	-	-
Total expenditures and transfers out requiring appropriation	28,997	53,000	142,930	52,000	52,550
ENDING FUND BALANCES	$ 101,505	$ 2,638	$ 10,575	$ 116,749	$ 116,749

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

12/10/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 6,290,953	$ 4,430,715	$ 4,910,477	$ 4,910,477	$ 2,960,353
REVENUES					
Property taxes	524,662	516,780	-	751,143	-
Property taxes to be applied next year	-	-	-	(751,143)	751,143
Interest Income	204,012	180,430	128,901	166,000	86,000
Total revenues	728,674	697,210	128,901	166,000	837,143
TRANSFERS IN					
Transfers from other funds	7,000	-	101,531	26	-
Total funds available	7,026,627	5,127,925	5,140,909	5,076,503	3,797,496
EXPENDITURES					
Debt Service					
Bond interest	2,109,150	2,109,150	2,109,150	2,109,150	2,109,150
Paying agent fees	7,000	7,000	3,000	7,000	7,000
Total expenditures	2,116,150	2,116,150	2,112,150	2,116,150	2,116,150
TRANSFERS OUT					
Transfers to other fund	-	-	52,000	-	52,550
Total expenditures and transfers out requiring appropriation	2,116,150	2,116,150	2,164,150	2,116,150	2,168,700
ENDING FUND BALANCES	$ 4,910,477	$ 3,011,775	$ 2,976,759	$ 2,960,353	$ 1,628,796
CAPITALIZED INTEREST	$ 209,221	$ -	$ -	$ -	$ -
SURPLUS FUND	3,809,674	3,014,573	2,976,747	3,014,573	978,923
TOTAL RESERVE	$ 4,018,895	$ 3,014,573	$ 2,976,747	$ 3,014,573	$ 978,923

No assurance provided. See summary of significant assumptions.

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

12/10/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 716,016	$ 524,419	$ 524,865	$ 524,865	$ -
REVENUES					
Interest Income	23,334	2,000	18,640	24,000	-
Total revenues	23,334	2,000	18,640	24,000	-
Total funds available	739,350	526,419	551,905	548,865	-
EXPENDITURES					
Capital Projects					
Capital outlay	214,485	526,419	22,501	548,839	-
Total expenditures	214,485	526,419	22,501	548,839	-
TRANSFERS OUT					
Transfers to other fund	-	-	26	26	-
Total expenditures and transfers out requiring appropriation	214,485	526,419	22,527	548,865	-
ENDING FUND BALANCES	$ 524,865	$ -	$ 529,378	$ -	$ -

No assurance provided. See summary of significant assumptions.

Services Provided

On June 2, 2020, the Municipal Council of the City of Provo, Utah (the City), acting in its capacity as the creating authority for the Medical School Campus Public Infrastructure District (the District), adopted a resolution creating the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees, and all administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

Revenues

Developer Advance

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 considered 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.

Property taxes due in November that are uncollected by the following April are reported as a property tax receivable on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are considered to be a deferred inflow of resources. The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a monthly basis. Tax collections are recorded as funds held in trust until disbursement.

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

The principal and interest payments are provided based on the debt amortization schedules from the General Obligation Bonds, Series 2020A (discussed under Debt and Leases). The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

Capital Outlay

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

Debt and Leases

The District issued the 2020 Bonds on August 18, 2020, in par amounts of $38,845,000 for the 2020A Senior Bonds and $3,909,000 for the 2020B Subordinate Bonds. Proceeds from the sale of the 2020A will be used to: (a) fund capitalized interest on Series 2020A Senior Bonds, (b) fund a portion of the Surplus Fund, and (c) pay other costs in connection with the issuance of the Series 2020A Senior and 2020B Subordinate Bonds.

The 2020A Senior Bonds were issued as two term bonds that bear interest at 5.500% per annum (5.6867 yield) and are payable semi-annually on February 1 and August 15 beginning on February 1, 2021. Annual mandatory sinking fund principal payments are due August 15, beginning August 15, 2026. The 2020A Senior Bonds mature on August 15, 2050. To the extent principal of any 2020A Senior Bond is not paid when due, such principal shall remain outstanding, subject to discharge of the 2020A Senior Bonds on August 15, 2060, and shall continue to bear interest at the rate then borne by the 2020A Senior Bond.

The 2020B Subordinate Bonds were issued as a term bond that bears interest at 7.875% per annum and is payable annually on August 15, beginning August 15, 2021 from, and to the extent of, Subordinate Pledged Revenue available, if any, and matures on August 15, 2050.

The 2020B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2020B Subordinate Bonds compounds annually on each August 15. All of the 2020B Subordinate Bonds and interest thereon are to be deemed to be paid and discharged after the application of all available Subordinate Pledged Revenue available on August 15, 2060, regardless of the amount of principal and interest paid prior to that date. The District shall not be obligated to pay more than the amount permitted by law and its election in repayment of the 2020B Subordinate Bonds.

This information is an integral part of the accompanying budget.

MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$38,845,000 Limited Tax General Obligation Bonds
Series 2020A
Dated August, 2020
Interest Rate - 5.250%
Interest Payable February 1 and August 1
Principal Due August 1

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 2,109,150	$ 2,109,150
2026	180,000	2,104,425	2,284,425
2027	240,000	2,093,400	2,333,400
2028	300,000	2,079,225	2,379,225
2029	365,000	2,061,769	2,426,769
2030	435,000	2,040,769	2,475,769
2031	510,000	2,015,963	2,525,963
2032	590,000	1,987,088	2,577,088
2033	675,000	1,953,881	2,628,881
2034	765,000	1,916,081	2,681,081
2035	865,000	1,873,294	2,738,294
2036	965,000	1,825,257	2,790,257
2037	1,075,000	1,771,707	2,846,707
2038	1,195,000	1,712,199	2,907,199
2039	1,320,000	1,646,100	2,966,100
2040	1,450,000	1,573,388	3,023,388
2041	1,595,000	1,491,463	3,086,463
2042	1,745,000	1,399,613	3,144,613
2043	1,910,000	1,299,100	3,209,100
2044	2,085,000	1,189,238	3,274,238
2045	2,270,000	1,069,475	3,339,475
2046	2,470,000	939,125	3,409,125
2047	2,680,000	797,500	3,477,500
2048	2,905,000	643,913	3,548,913
2049	3,140,000	477,676	3,617,676
2050	7,115,000	195,663	7,310,663
Total	$ 38,845,000	$ 40,266,462	$ 79,111,462