DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/25/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 30,566,271	$ 25,170,687	$ 26,169,047	$ 26,169,047	$ 6,293,521
REVENUES					
Property taxes	188,047	188,047	-	219,397	-
Property taxes to be applied next year	-	-	-	(219,397)	219,397
Interest Income	-	-	964,558	1,281,000	234,500
Total revenues	188,047	188,047	964,558	1,281,000	453,897
TRANSFERS IN	17,819	61,000	8,584	8,584	53,060
Total funds available	30,772,137	25,419,734	27,142,189	27,458,631	6,800,478
EXPENDITURES					
General Fund	52,018	52,000	26,607	48,000	53,060
Debt Service Fund	833,085	1,742,588	1,740,588	1,740,588	1,740,588
Capital Projects Fund	3,700,168	17,619,689	190,040	19,367,938	-
Total expenditures	4,585,271	19,414,277	1,957,235	21,156,526	1,793,648
TRANSFERS OUT	17,819	61,000	8,584	8,584	53,060
Total expenditures and transfers out requiring appropriation	4,603,090	19,475,277	1,965,819	21,165,110	1,846,708
ENDING FUND BALANCES	$ 26,169,047	$ 5,944,457	$ 25,176,370	$ 6,293,521	$ 4,953,770
CAPITALIZED INTEREST	$ 4,367,678	$ 2,634,089	$ 2,634,089	$ 2,634,089	$ 900,502
SURPLUS FUND	2,908,000	3,096,048	3,021,501	3,059,335	3,189,356
TOTAL RESERVE	$ 7,275,678	$ 5,730,137	$ 5,655,590	$ 5,693,424	$ 4,089,858

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/25/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 320,000	$ -	$ 285,801	$ 285,801	$ 246,385
REVENUES					
Interest Income	-	-	10,555	14,000	9,500
Total revenues	-	-	10,555	14,000	9,500
TRANSFERS IN					
Transfers from other funds	17,819	52,000	1,584	1,584	53,060
Total funds available	337,819	52,000	297,940	301,385	308,945
EXPENDITURES					
General and administrative					
Accounting	16,464	17,000	6,009	17,000	17,400
Auditing	-	7,000	-	7,000	9,000
Insurance	4,000	4,500	4,000	4,000	4,000
Legal	31,554	20,000	16,598	20,000	20,400
Miscellaneous	-	3,500	-	-	2,260
Total expenditures	52,018	52,000	26,607	48,000	53,060
TRANSFERS OUT					
Transfers to other fund	-	-	7,000	7,000	-
Total expenditures and transfers out requiring appropriation	52,018	52,000	33,607	55,000	53,060
ENDING FUND BALANCES	$ 285,801	$ -	$ 264,333	$ 246,385	$ 255,885

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/25/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 8,108,762	$ 7,275,678	$ 7,463,724	$ 7,463,724	$ 6,047,136
REVENUES					
Property taxes	188,047	188,047	-	219,397	-
Property taxes to be applied next year	-	-	-	(219,397)	219,397
Interest Income	-	-	238,027	317,000	225,000
Total revenues	188,047	188,047	238,027	317,000	444,397
TRANSFERS IN					
Transfers from other funds	-	9,000	7,000	7,000	-
Total funds available	8,296,809	7,472,725	7,708,751	7,787,724	6,491,533
EXPENDITURES					
Debt Service					
Bond interest	833,085	1,733,588	1,733,588	1,733,588	1,733,588
Paying agent fees	-	9,000	7,000	7,000	7,000
Total expenditures	833,085	1,742,588	1,740,588	1,740,588	1,740,588
TRANSFERS OUT					
Transfers to other fund	-	-	-	-	53,060
Total expenditures and transfers out requiring appropriation	833,085	1,742,588	1,740,588	1,740,588	1,793,648
ENDING FUND BALANCES	$ 7,463,724	$ 5,730,137	$ 5,968,163	$ 6,047,136	$ 4,697,885
CAPITALIZED INTEREST	$ 4,367,678	$ 2,634,089	$ 2,634,089	$ 2,634,089	$ 900,502
SURPLUS FUND	2,908,000	3,096,048	3,021,501	3,059,335	3,189,356
TOTAL RESERVE	$ 7,275,678	$ 5,730,137	$ 5,655,590	$ 5,693,424	$ 4,089,858

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

11/25/24

	ACTUAL 2023	BUDGET 2024	ACTUAL 9/30/2024	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	$ 22,137,509	$ 17,895,009	$ 18,419,522	$ 18,419,522	$ -
REVENUES					
Interest Income	-	-	715,976	950,000	-
Total revenues	-	-	715,976	950,000	-
Total funds available	22,137,509	17,895,009	19,135,498	19,369,522	-
EXPENDITURES					
Capital Projects					
Capital outlay	3,700,168	17,619,689	174,037	19,351,935	-
Engineering	-	-	16,003	16,003	-
Total expenditures	3,700,168	17,619,689	190,040	19,367,938	-
TRANSFERS OUT					
Transfers to other fund	17,819	61,000	1,584	1,584	-
Total expenditures and transfers out requiring appropriation	3,717,987	17,680,689	191,624	19,369,522	-
ENDING FUND BALANCES	$ 18,419,522	$ 214,320	$ 18,943,874	$ -	$ -

Services Provided

On April 12, 2022 the City Council of South Salt Lake City (the City) in Salt Lake County, Utah (the County), acting in its capacity as the creating authority for the Downtown East Streetcar Sewer Public Infrastructure District (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 August 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.

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 2022A 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 Limited Tax General Obligations Bonds, Series 2022A and Series 2022B on September 1, 2022, in the par amount of $31,648,000 (the Bonds).

Proceeds from the sale of the bonds will be used for the purposes of financing or reimburseing a portion of the costs of financing improvements to the City's Main Wastewater Lift Station and upsizing existing City sewer line to serve the Development. A portion of the proceeds of the Senior Bonds will be used to fund (a) a portion of the interest to accrued on the Senior Bonds, (b) the Initial Deposit to the Surplus Fund, (c) the costs of issuing the Bonds, and (d) Administrative Expenses of the District.

The Series 2022A Bonds bear interest of 5.75%-6.00% payable annually to the extent of Senior Pledged Revenue available on March 1, beginning on March 1, 2023. Annual mandatory sinking fund principal payments are due on March 1, beginning on March 1, 2030. The Bonds mature on March 1, 2053.

The Series 2022B Bonds bear interest at the rate of 9.00% per annum and are payable annually on March 15, beginning March 15, 2023, but only to the extent of available Subordinate Pledged Revenue. The Series 2022B 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 March 15, 2053.

This information is an integral part of the accompanying budget.

DOWNTOWN EAST STREETCAR SEWER PUBLIC INFRASTRUCTURE DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023

$29,170,000 Limited Tax General Obligation Bonds
Series 2022A
Dated August 30, 2022
Interest Rate - 5.75% - 6.00%
Principal and Interest Payment - March 1st

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 1,733,587	$ 1,733,587
2026	-	1,733,588	1,733,588
2027	-	1,733,587	1,733,587
2028	-	1,733,588	1,733,588
2029	-	1,733,587	1,733,587
2030	145,000	1,733,588	1,878,588
2031	190,000	1,725,250	1,915,250
2032	240,000	1,714,325	1,954,325
2033	295,000	1,700,525	1,995,525
2034	350,000	1,683,562	2,033,562
2035	415,000	1,663,438	2,078,438
2036	480,000	1,639,575	2,119,575
2037	550,000	1,611,975	2,161,975
2038	625,000	1,580,350	2,205,350
2039	705,000	1,544,412	2,249,412
2040	790,000	1,503,875	2,293,875
2041	880,000	1,458,450	2,338,450
2042	980,000	1,407,850	2,387,850
2043	1,080,000	1,351,500	2,431,500
2044	1,195,000	1,286,700	2,481,700
2045	1,320,000	1,215,000	2,535,000
2046	1,445,000	1,135,800	2,580,800
2047	1,585,000	1,049,100	2,634,100
2048	1,735,000	954,000	2,689,000
2049	1,890,000	849,900	2,739,900
2050	2,060,000	736,500	2,796,500
2051	2,240,000	612,900	2,852,900
2052	2,430,000	478,500	2,908,500
2053	5,545,000	332,700	5,877,700
Total	$ 29,170,000	$ 39,637,712	$ 68,807,712