NS PUBLIC INFRASTRUCTURE DISTRICT NO. 1

FINANCIAL STATEMENTS

DECEMBER 31, 2024

NS Public Infrastructure District No. 1
Balance Sheet - Governmental Funds
December 31, 2024

	General	Debt Service	Capital Projects	Total
Assets				
UMB Reserve Fund 2024	$ -	$ 696,900.00	$ -	$ 696,900.00
UMB Capitalized Interest Fund 2024	-	655,200.00	-	655,200.00
UMB Construction Fund 2024	-	-	4,991,129.28	4,991,129.28
UMB COI Fund	-	-	4,000.00	4,000.00
UMB Working Capital Fund 2024	150,000.00	-	-	150,000.00
Total Assets	$ 150,000.00	$ 1,352,100.00	$ 4,995,129.28	$ 6,497,229.28
Liabilities				
Accounts Payable	$ 1,333.60	$ -	$ 2,100.00	$ 3,433.60
Total Liabilities	1,333.60	-	2,100.00	3,433.60
Fund Balances	148,666.40	1,352,100.00	4,993,029.28	6,493,795.68
Liabilities and Fund Balances	$ 150,000.00	$ 1,352,100.00	$ 4,995,129.28	$ 6,497,229.28

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

NS Public Infrastructure District No. 1
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2024

	Annual Budget	Actual	Variance
Expenditures			
Accounting	7,500.00	1,333.60	6,166.40
Legal	12,500.00	-	12,500.00
Total Expenditures	20,000.00	1,333.60	18,666.40
Other Financing Sources (Uses)			
Transfers from other funds	150,000.00	150,000.00	-
Total Other Financing Sources (Uses)	150,000.00	150,000.00	-
Net Change in Fund Balances	130,000.00	148,666.40	(18,666.40)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ 130,000.00	$ 148,666.40	$ (18,666.40)

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SUPPLEMENTARY INFORMATION

NS Public Infrastructure District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2024

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 500.00	$ -	$ 500.00
Total Revenue	500.00	-	500.00
Other Financing Sources (Uses)			
Transfers from other funds	1,601,600.00	1,352,100.00	249,500.00
Total Other Financing Sources (Uses)	1,601,600.00	1,352,100.00	249,500.00
Net Change in Fund Balances	1,602,100.00	1,352,100.00	250,000.00
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ 1,602,100.00	$ 1,352,100.00	$ 250,000.00

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NS Public Infrastructure District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending December 31, 2024

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 2,500.00	$ -	$ 2,500.00
Acceptance of reimbursable costs	300,000.00	134,928.32	165,071.68
Total Revenue	302,500.00	134,928.32	167,571.68
Expenditures			
Recognition of reimbursable costs	300,000.00	134,928.32	165,071.68
Repayment of accepted costs	300,000.00	134,928.32	165,071.68
Bond issue costs	445,600.00	443,700.00	1,900.00
Engineering	7,500.00	-	7,500.00
Total Expenditures	1,053,100.00	713,556.64	339,543.36
Other Financing Sources (Uses)			
Transfers to other fund	(1,751,600.00)	(1,502,100.00)	(249,500.00)
Bond discount	-	(206,242.40)	206,242.40
Bond issuance proceeds	7,280,000.00	7,280,000.00	-
Total Other Financing Sources (Uses)	5,528,400.00	5,571,657.60	(43,257.60)
Net Change in Fund Balances	4,777,800.00	4,993,029.28	(215,229.28)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ 4,777,800.00	$ 4,993,029.28	$ (215,229.28)

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

NS PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

$7,280,000 Special Assessment Bonds
Series 2024
Dated December 17, 2024
Interest Rate - 6.000%
Interest Payable June 1 and December 1
Principal Payable December 1

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ 417,387	$ 417,387
2026	-	436,800	436,800
2027	-	436,800	436,800
2028	260,000	436,800	696,800
2029	275,000	421,200	696,200
2030	290,000	404,700	694,700
2031	305,000	387,300	692,300
2032	325,000	369,000	694,000
2033	345,000	349,500	694,500
2034	365,000	328,800	693,800
2035	390,000	306,900	696,900
2036	410,000	283,500	693,500
2037	435,000	258,900	693,900
2038	460,000	232,800	692,800
2039	490,000	205,200	695,200
2040	520,000	175,800	695,800
2041	550,000	144,600	694,600
2042	585,000	111,600	696,600
2043	620,000	76,500	696,500
2044	655,000	39,300	694,300
Total	$ 7,280,000	$ 5,823,387	$ 13,103,387