THREE BRIDGES PUBLIC INFRASTRUCTURE DISTRICT NO. 1

FINANCIAL STATEMENTS

MARCH 31, 2025

Three Bridges Public Infrastructure District No. 1
Balance Sheet - Governmental Funds
March 31, 2025

	General	Debt Service	Capital Projects	Total
Assets				
UMB Reserve Fund 2024-1	$ -	$ 1,921,823.40	$ -	$ 1,921,823.40
UMB Reserve Fund 2024-2	-	1,612,162.30	-	1,612,162.30
UMB Capitalized Interest Fund 2024-2	-	3,695,198.84	-	3,695,198.84
UMB Construction Fund 2024-1	-	-	16,536,446.77	16,536,446.77
UMB Construction Fund 2024-2	-	-	15,017,439.10	15,017,439.10
UMB COI Fund 2024	-	-	21,593.56	21,593.56
Developer Advance Receivable	5,735.06	-	-	5,735.06
Total Assets	$ 5,735.06	$ 7,229,184.54	$ 31,575,479.43	$ 38,810,399.03
Liabilities				
Accounts Payable	$ -	$ -	$ -	$ 7,845.06
Total Liabilities	-	-	-	7,845.06
Fund Balances	(2,110.00)	7,229,184.54	31,575,479.43	38,802,553.97
Liabilities and Fund Balances	$ (2,110.00)	$ 7,229,184.54	$ 31,575,479.43	$ 38,810,399.03

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.

Three Bridges Public Infrastructure District No. 1
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending March 31, 2025

	Annual Budget	Actual	Variance
Expenditures			
Accounting	17,500.00	-	17,500.00
Auditing	9,000.00	-	9,000.00
Insurance	4,500.00	-	4,500.00
Legal	19,000.00	2,110.00	16,890.00
Total Expenditures	50,000.00	2,110.00	47,890.00
Other Financing Sources (Uses)			
Transfers to other fund	(7,000.00)	-	(7,000.00)
Developer advance	57,000.00	-	57,000.00
Total Other Financing Sources (Uses)	50,000.00	-	50,000.00
Net Change in Fund Balances	-	(2,110.00)	2,110.00
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ (2,110.00)	$ 2,110.00

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SUPPLEMENTARY INFORMATION

Three Bridges Public Infrastructure District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending March 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 25,000.00	$ 31,309.54	$ (6,309.54)
Total Revenue	25,000.00	31,309.54	(6,309.54)
Expenditures			
Paying agent fees	7,000.00	-	7,000.00
Bond interest	2,073,677.00	-	2,073,677.00
Total Expenditures	2,080,677.00	-	2,080,677.00
Other Financing Sources (Uses)			
Transfers from other funds	7,000.00	-	7,000.00
Total Other Financing Sources (Uses)	7,000.00	-	7,000.00
Net Change in Fund Balances	(2,048,677.00)	31,309.54	(2,079,986.54)
Fund Balance - Beginning	7,197,875.00	7,197,875.00	-
Fund Balance - Ending	$ 5,149,198.00	$ 7,229,184.54	$ (2,079,986.54)

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Three Bridges Public Infrastructure District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending March 31, 2025

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ 35,000.00	$ 136,752.93	$ (101,752.93)
Total Revenue	35,000.00	136,752.93	(101,752.93)
Expenditures			
Capital outlay	26,952,226.00	-	26,952,226.00
Total Expenditures	26,952,226.00	-	26,952,226.00
Net Change in Fund Balances	(26,917,226.00)	136,752.93	(27,053,978.93)
Fund Balance - Beginning	26,917,226.00	31,438,726.50	(4,521,500.50)
Fund Balance - Ending	$ -	$ 31,575,479.43	$ (31,575,479.43)

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.

THREE BRIDGES PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2024 AND 2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On February 21, 2024, the City Council of Salem City, Utah (the City), acting in its capacity as the creating authority for the Three Bridges Public Infrastructure District No. 1 (the District) adopted a resolution creating the Districts. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Incorporation for the District on February 21, 2024, which was recorded in the real property records of the Utah County Recorder on February 21, 2024.

The District was established to provide financing for infrastructure improvements to facilitate development within the boundaries of the Districts. The District has the power to issue bonds for the purpose of paying all or part of the costs of acquiring, acquiring an interest in, improving, or extending certain public improvements, facilities, or property.

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

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 3.5%.

Bond proceeds

The District issued Series 2024-1 Special Assessment Bonds and Series 2024-2 Special Assessment Bonds on December 20, 2024.

Developer Advance

The District is in the development stage. As such, administrative expenditures may be funded by the Developer prior to the date in which revenues become available. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer from bond proceeds and other legally available revenue.

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 and Leases

On December 20, 2024, the District issued Series 2024-1 and Series 2024-2 Special Assessment Bonds in the amount of $19,135,000 and $20,865,000, respectively. The Bonds are secured and payable from pledged revenues, consisting of assessment revenues and any other legally available moneys which the District determines. The 2024-1 Bonds bear interest at 5.00% and the 2024-2 Bonds bear interest at 6.00% payable semiannually on June 1 and December 1 and are subject to mandatory sinking fund redemption beginning December 1, 2028. The Bonds mature on December 1, 2053.

Reserves

Debt Service Reserve

The Bonds are secured by the 2024-1 and 2024-2 Reserve Funds which was funded with proceeds of the 2024 Bonds. The required Reserve Fund held by the District is $1,913,500 for the Series 2024-1 Bonds and $1,605,180 for the Series 2024-2 Bonds.