VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/13/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ 1,485,127	$ 1,549,773	$ 1,549,773	$ 1,234,652
REVENUES					
Interest Income	25,396	20,000	27,566	53,500	33,000
Developer advance	8,145	51,000	8,213	51,000	52,020
Bond proceeds series 2024A	5,645,000	-	-	-	-
Bond proceeds series 2024B	1,000,000	-	-	-	-
Total revenues	6,678,541	71,000	35,779	104,500	85,020
TRANSFERS IN	1,481,127	-	-	-	-
Total funds available	8,159,668	1,556,127	1,585,552	1,654,273	1,319,672
EXPENDITURES					
General Fund	8,145	51,000	11,993	51,000	52,020
Debt Service Fund	-	308,613	142,791	308,613	331,644
Capital Projects Fund	5,120,623	-	16,640	60,008	-
Total expenditures	5,128,768	359,613	171,424	419,621	383,664
TRANSFERS OUT	1,481,127	-	-	-	-
Total expenditures and transfers out requiring appropriation	6,609,895	359,613	171,424	419,621	383,664
ENDING FUND BALANCES	$ 1,549,773	$ 1,196,514	$ 1,414,128	$ 1,234,652	$ 936,008
CAPITALIZED INTEREST FUND 2024A	$ 916,627	$ 608,014	$ 773,836	$ 608,014	$ 276,370
RESERVE FUND 2024A	564,500	564,500	564,500	564,500	564,500
TOTAL RESERVE	$ 1,481,127	$ 1,172,514	$ 1,338,336	$ 1,172,514	$ 840,870

See summary of significant assumptions.

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/13/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Developer advance	8,145	51,000	8,213	51,000	52,020
Total revenues	8,145	51,000	8,213	51,000	52,020
Total funds available	8,145	51,000	8,213	51,000	52,020
EXPENDITURES					
General and administrative					
Accounting	2,690	17,850	6,003	17,850	18,185
Auditing	-	9,025	-	9,025	9,150
Insurance	3,986	4,275	-	4,275	4,500
Legal	1,469	19,850	5,990	19,850	20,185
Total expenditures	8,145	51,000	11,993	51,000	52,020
Total expenditures and transfers out requiring appropriation	8,145	51,000	11,993	51,000	52,020
ENDING FUND BALANCES	$ -	$ -	$ (3,780)	$ -	$ -
AVAILABLE FOR OPERATIONS	-	-	-	-	-
TOTAL RESERVE	$ -	$ -	$ -	$ -	$ -

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1
DEBT SERVICE FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/13/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ 1,485,127	$ 1,491,265	$ 1,491,265	$ 1,234,652
REVENUES					
Interest Income	10,138	20,000	26,679	52,000	33,000
Total revenues	10,138	20,000	26,679	52,000	33,000
TRANSFERS IN					
Transfers from other funds	1,481,127	-	-	-	-
Total funds available	1,491,265	1,505,127	1,517,944	1,543,265	1,267,652
EXPENDITURES					
Debt Service					
Bond Interest - Series 2024A	-	308,613	142,791	308,613	331,644
Total expenditures	-	308,613	142,791	308,613	331,644
Total expenditures and transfers out requiring appropriation	-	308,613	142,791	308,613	331,644
ENDING FUND BALANCES	$ 1,491,265	$ 1,196,514	$ 1,375,153	$ 1,234,652	$ 936,008
CAPITALIZED INTEREST FUND 2024A	$ 916,627	$ 608,014	$ 773,836	$ 608,014	$ 276,370
RESERVE FUND 2024A	564,500	564,500	564,500	564,500	564,500
TOTAL RESERVE	$ 1,481,127	$ 1,172,514	$ 1,338,336	$ 1,172,514	$ 840,870

See summary of significant assumptions.

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

10/13/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ 58,508	$ 58,508	$ -
REVENUES					
Interest Income	15,258	-	887	1,500	-
Bond proceeds series 2024A	5,645,000	-	-	-	-
Bond proceeds series 2024B	1,000,000	-	-	-	-
Total revenues	6,660,258	-	887	1,500	-
Total funds available	6,660,258	-	59,395	60,008	-
EXPENDITURES					
Capital Projects					
Bond issue costs	387,265	-	-	-	-
Capital outlay	4,733,358	-	16,640	60,008	-
Total expenditures	5,120,623	-	16,640	60,008	-
TRANSFERS OUT					
Transfers to other fund	1,481,127	-	-	-	-
Total expenditures and transfers out requiring appropriation	6,601,750	-	16,640	60,008	-
ENDING FUND BALANCES	$ 58,508	$ -	$ 42,755	$ -	$ -

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

VIRIDIAN FARM PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On September 20, 2023, the City Council of Salem City, Utah (the City), acting in its capacity as the creating authority for the Viridian Farm Public Infrastructure District No. 1 (the District) and Nos. 2-3 (District Nos. 2-3 and together with the District, the Districts), adopted a resolution creating the Districts. The Office of the Lieutenant Governor of the State of Utah issued a Certificate of Creation for the Districts on October 17, 2023, which was recorded in the real property records of the Utah County Recorder on November 20, 2023.

The District was established simultaneously with District Nos. 2-3 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 3.25%.

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.

Expenditures (continued)

Debt Service

Principal and interest payments in 2026 are provided based on the debt amortization schedule from the 2024A and 2024B Bonds (discussed under Debt and Leases).

Debt and Leases

Series 2024A and Series 2024B Bonds

On September 26, 2024, the District issued Series 2024A Limited Tax General Obligation Bonds (Senior Bonds) in the amount of $5,645,000 and Series 2024B Subordinate Limited Tax General Obligation Bonds (Subordinate Bonds) in the amount of $1,000,000 (collectively, the Bonds). The Bonds are secured and payable from pledged revenues, consisting of property tax revenues, pioneering agreement revenues, and any other legally available moneys which the District determines. The Senior Bonds bear interest at 5.875% payable semiannually on March 1 and September 1 and are subject to mandatory sinking fund redemption beginning March 1, 2030. The Senior Bonds mature on December 1, 2054.

The Subordinate Bonds bear interest at 8.375% payable annually on March 15 to the extent of available pledged revenues. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the maturity date which is March 15, 2054.

Reserves

Debt Service Reserve

The Bonds are secured by the 2024A Reserve Fund which was funded with proceeds of the 2024 Senior Bonds. The required Reserve Fund held by the District is $564,500.

This information is an integral part of the accompanying budget.

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

$5,645,000 Limited Tax General Obligation Bonds
Series 2024A
Dated September 26, 2024
Interest Rate - 5.875%
Payable March 1 and September 1

Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 331,644	$ 331,644
2027	-	331,644	331,644
2028	-	331,644	331,644
2029	-	331,644	331,644
2030	20,000	331,055	351,055
2031	70,000	328,411	398,411
2032	75,000	324,153	399,153
2033	85,000	319,453	404,453
2034	95,000	314,166	409,166
2035	100,000	308,438	408,438
2036	110,000	302,269	412,269
2037	120,000	295,513	415,513
2038	130,000	288,169	418,169
2039	145,000	280,091	425,091
2040	155,000	271,279	426,279
2041	170,000	261,732	431,732
2042	180,000	251,450	431,450
2043	195,000	240,434	435,434
2044	210,000	228,537	438,537
2045	230,000	215,612	445,612
2046	250,000	201,512	451,512
2047	265,000	186,384	451,384
2048	285,000	170,228	455,228
2049	305,000	152,897	457,897
2050	330,000	134,244	464,244
2051	350,000	114,269	464,269
2052	375,000	92,972	467,972
2053	400,000	70,206	470,206
2054	995,000	29,228	1,024,228
Total	5,645,000	7,039,278	12,684,278

See summary of significant assumptions.