MOONLIGHT VILLAGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

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

10/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ 2,004,400
REVENUES					
Bond issuance proceeds	-	7,876,000	7,876,000	7,876,000	-
Interest Income	-	30,000	17,965	53,925	65,000
Developer advance	-	48,500	-	9,521	58,000
Acceptance of reimbursable costs	-	9,621,330	9,621,330	9,621,330	-
Total revenues	-	17,575,830	17,515,295	17,560,776	123,000
TRANSFERS IN	-	2,012,400	2,020,713	2,020,713	7,000
Total funds available	-	19,588,230	19,536,008	19,581,489	2,134,400
EXPENDITURES					
General Fund	-	40,000	37,190	60,000	51,000
Debt Service Fund	-	-	-	-	403,697
Capital Projects Fund	-	15,498,430	15,485,790	15,496,376	-
Total expenditures	-	15,538,430	15,522,980	15,556,376	454,697
TRANSFERS OUT	-	2,012,400	2,020,713	2,020,713	7,000
Total expenditures and transfers out requiring appropriation	-	17,550,830	17,543,693	17,577,089	461,697
ENDING FUND BALANCES	$ -	$ 2,037,400	$ 1,992,315	$ 2,004,400	$ 1,672,703
CAPITALIZED INTEREST FUND	$ -	$ 1,256,400	$ 1,256,400	$ 1,256,400	$ 859,703
SURPLUS FUND	-	698,000	703,228	715,228	739,228
TOTAL RESERVE	$ -	$ 1,954,400	$ 1,959,628	$ 1,971,628	$ 1,598,931

See summary of significant assumptions.

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

10/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Interest Income	-	-	396	792	-
Developer advance	-	40,000	-	9,521	58,000
Total revenues	-	40,000	396	10,313	58,000
TRANSFERS IN					
Transfers from other funds	-	58,000	58,000	58,000	-
Total funds available	-	98,000	58,396	68,313	58,000
EXPENDITURES					
General and administrative					
Accounting	-	15,000	5,155	15,000	20,000
Auditing	-	-	-	-	9,000
Insurance	-	-	-	-	4,000
Legal	-	20,000	32,035	45,000	18,000
Contingency	-	5,000	-	-	-
Total expenditures	-	40,000	37,190	60,000	51,000
TRANSFERS OUT					
Transfers to other fund	-	-	8,313	8,313	7,000
Total expenditures and transfers out requiring appropriation	-	40,000	45,503	68,313	58,000
ENDING FUND BALANCES	$ -	$ 58,000	$ 12,893	$ -	$ -

See summary of significant assumptions.

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

10/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ 2,004,400
REVENUES					
Interest Income	-	25,000	14,637	50,000	65,000
Total revenues	-	25,000	14,637	50,000	65,000
TRANSFERS IN					
Transfers from other funds	-	1,954,400	1,954,400	1,954,400	7,000
Total funds available	-	1,979,400	1,969,037	2,004,400	2,076,400
EXPENDITURES					
Debt Service					
Bond interest - Series 2025A	-	-	-	-	396,697
Paying agent fees	-	-	-	-	7,000
Total expenditures	-	-	-	-	403,697
Total expenditures and transfers out requiring appropriation	-	-	-	-	403,697
ENDING FUND BALANCES	$ -	$ 1,979,400	$ 1,969,037	$ 2,004,400	$ 1,672,703
CAPITALIZED INTEREST FUND	$ -	$ 1,256,400	$ 1,256,400	$ 1,256,400	$ 859,703
SURPLUS FUND	-	698,000	703,228	715,228	739,228
TOTAL RESERVE	$ -	$ 1,954,400	$ 1,959,628	$ 1,971,628	$ 1,598,931

See summary of significant assumptions.

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

10/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 6/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ -	$ -	$ -	$ -	$ -
REVENUES					
Bond issuance proceeds	-	7,876,000	7,876,000	7,876,000	-
Interest Income	-	5,000	2,932	3,133	-
Developer advance	-	8,500	-	-	-
Acceptance of reimbursable costs	-	9,621,330	9,621,330	9,621,330	-
Total revenues	-	17,510,830	17,500,262	17,500,463	-
TRANSFERS IN					
Transfers from other funds	-	-	8,313	8,313	-
Total funds available	-	17,510,830	17,508,575	17,508,776	-
EXPENDITURES					
Capital Projects					
Recognition of costs	-	9,621,330	9,621,330	9,621,330	-
Repayment of reimbursable costs	-	5,356,922	5,356,922	5,356,922	-
Engineering	-	8,500	8,313	8,313	-
Bond issue costs	-	506,678	499,225	499,225	-
Contingency	-	5,000	-	10,586	-
Total expenditures	-	15,498,430	15,485,790	15,496,376	-
TRANSFERS OUT					
Transfers to other fund	-	2,012,400	2,012,400	2,012,400	-
Total expenditures and transfers out requiring appropriation	-	17,510,830	17,498,190	17,508,776	-
ENDING FUND BALANCES	$ -	$ -	$ 10,385	$ -	$ -

See summary of significant assumptions.

PRELIMINARY DRAFT - SUBJECT TO REVISION

Services Provided

On October 2, 2024, the City Council of Salem City, Utah (the City), acting in its capacity as the creating authority for the Moonlight Village Public Infrastructure District No. 2 (the District) in conjunction with Moonlight Village Public Infrastructure District No. 1 (District No. 1 and together 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 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

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.

Interest Income

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

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 are provided based on the debt amortization schedule from the Series 2025A Bonds (discussed under Debt and Leases).

Debt and Leases

On March 20, 2025, the District issued Series 2025A Limited Tax General Obligation Bonds in the amount of $6,980,000 and Series 2024B Subordinate Limited Tax General Obligation Bonds in the amount of $896,000 (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 Series 2025A Bonds bear interest at 6.000% payable annually on March 1 and are subject to mandatory sinking fund redemption beginning March 1, 2032. The Bonds mature on March 1, 2056.

The Subordinate Bonds bear interest at 8.000% 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, 2056.

Reserves

Debt Service Reserve

The Bonds are secured by the Capitalized Interest Series 2025A fund with an initial deposit of $1,256,400; and the 2025A Surplus Funds with initial deposits of $698,000, which were funded with proceeds of the 2025A Bonds.

This information is an integral part of the accompanying budget.

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

$6,980,000 Limited Tax General Obligation Bonds
Series 2025A
Dated March 20, 2025
Interest Rate - 6.000%
Interest Payable March 1
Principal Payable March 1

Year Ending December 31,	Principal	Interest	Total
2025	$ -	$ -	$ -
2026	-	396,697	396,697
2027	-	418,800	418,800
2028	-	418,800	418,800
2029	-	418,800	418,800
2030	-	418,800	418,800
2031	-	418,800	418,800
2032	20,000	418,800	438,800
2033	30,000	417,600	447,600
2034	45,000	415,800	460,800
2035	55,000	413,100	468,100
2036	70,000	409,800	479,800
2037	80,000	405,600	485,600
2038	95,000	400,800	495,800
2039	110,000	395,100	505,100
2040	130,000	388,500	518,500
2041	145,000	380,700	525,700
2042	165,000	372,000	537,000
2043	185,000	362,100	547,100
2044	210,000	351,000	561,000
2045	235,000	338,400	573,400
2046	260,000	324,300	584,300
2047	285,000	308,700	593,700
2048	315,000	291,600	606,600
2049	345,000	272,700	617,700
2050	380,000	252,000	632,000
2051	415,000	229,200	644,200
2052	455,000	204,300	659,300
2053	495,000	177,000	672,000
2054	540,000	147,300	687,300
2055	585,000	114,900	699,900
2056	1,330,000	79,800	1,409,800
Total	$ 6,980,000	$ 10,361,797	$ 17,341,797

See summary of significant assumptions.