

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

11/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 5,536,846	\$ 3,077,102	\$ 3,772,555	\$ 3,772,555	\$ 2,345,066
REVENUES					
Property taxes	680,879	751,143	-	1,461,606	-
Property taxes to be applied next year	-	-	-	(710,463)	710,463
Interest Income	184,616	86,000	77,079	101,800	46,000
Developer advance	-	-	53,738	53,738	-
Total revenues	865,495	837,143	130,817	906,681	756,463
TRANSFERS IN	79,676	52,550	58,500	58,500	53,076
Total funds available	6,482,017	3,966,795	3,961,872	4,737,736	3,154,605
EXPENDITURES					
General Fund	54,164	52,550	19,208	45,950	52,675
Debt Service Fund	2,112,150	2,116,150	2,111,650	2,116,150	2,291,425
Capital Projects Fund	463,472	-	102,817	172,070	-
Total expenditures	2,629,786	2,168,700	2,233,675	2,334,170	2,344,100
TRANSFERS OUT	79,676	52,550	58,500	58,500	53,076
Total expenditures and transfers out requiring appropriation	2,709,462	2,221,250	2,292,175	2,392,670	2,397,176
ENDING FUND BALANCES	\$ 3,772,555	\$ 1,745,545	\$ 1,669,697	\$ 2,345,066	\$ 757,429
CAPITALIZED INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
SURPLUS FUND	3,008,939	978,923	1,602,546	1,617,546	650,925
TOTAL RESERVE	\$ 3,008,939	\$ 978,923	\$ 1,602,546	\$ 1,617,546	\$ 650,925

See summary of significant assumptions.

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

11/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 138,867	\$ 116,749	\$ 109,053	\$ 109,053	\$ 110,603
REVENUES					
Total revenues	-	-	-	-	-
TRANSFERS IN					
Transfers from other funds	52,000	52,550	53,000	53,000	53,076
Total funds available	190,867	169,299	162,053	162,053	163,679
EXPENDITURES					
General and administrative					
Accounting	23,113	19,200	13,793	19,200	20,000
Auditing	15,900	9,100	-	9,100	9,300
Insurance	-	4,275	1,350	1,350	4,275
Legal	15,131	16,200	4,045	16,200	19,000
Miscellaneous	-	3,675	-	-	-
Banking fees	20	100	20	100	100
Total expenditures	54,164	52,550	19,208	45,950	52,675
TRANSFERS OUT					
Transfers to other fund	27,650	-	5,500	5,500	-
Total expenditures and transfers out requiring appropriation	81,814	52,550	24,708	51,450	52,675
ENDING FUND BALANCES	\$ 109,053	\$ 116,749	\$ 137,345	\$ 110,603	\$ 111,004

See summary of significant assumptions.

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
DEBT SERVICE FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

11/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 4,873,114	\$ 2,960,353	\$ 3,550,970	\$ 3,550,970	\$ 2,234,463
REVENUES					
Property taxes	680,879	751,143	-	1,461,606	-
Property taxes to be applied next year	-	-	-	(710,463)	710,463
Interest Income	161,101	86,000	74,859	99,000	46,000
Total revenues	841,980	837,143	74,859	850,143	756,463
TRANSFERS IN					
Transfers from other funds	26	-	2,500	2,500	-
Total funds available	5,715,120	3,797,496	3,628,329	4,403,613	2,990,926
EXPENDITURES					
Debt Service					
Bond interest	2,109,150	2,109,150	2,109,150	2,109,150	2,104,425
Bond principal	-	-	-	-	180,000
Paying agent fees	3,000	7,000	2,500	7,000	7,000
Total expenditures	2,112,150	2,116,150	2,111,650	2,116,150	2,291,425
TRANSFERS OUT					
Transfers to other fund	52,000	52,550	53,000	53,000	53,076
Total expenditures and transfers out requiring appropriation	2,164,150	2,168,700	2,164,650	2,169,150	2,344,501
ENDING FUND BALANCES	\$ 3,550,970	\$ 1,628,796	\$ 1,463,679	\$ 2,234,463	\$ 646,425
CAPITALIZED INTEREST	\$ -	\$ -	\$ -	\$ -	\$ -
SURPLUS FUND	3,008,939	978,923	1,602,546	1,617,546	650,925
TOTAL RESERVE	\$ 3,008,939	\$ 978,923	\$ 1,602,546	\$ 1,617,546	\$ 650,925

See summary of significant assumptions.

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

11/24/25

	ACTUAL 2024	BUDGET 2025	ACTUAL 9/30/2025	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 524,865	\$ -	\$ 112,532	\$ 112,532	\$ -
REVENUES					
Developer advance	-	-	53,738	53,738	-
Interest Income	23,515	-	2,220	2,800	-
Total revenues	23,515	-	55,958	56,538	-
TRANSFERS IN					
Transfers from other funds	27,650	-	3,000	3,000	-
Total funds available	576,030	-	171,490	172,070	-
EXPENDITURES					
Capital Projects					
Capital outlay	463,472	-	102,817	172,070	-
Total expenditures	463,472	-	102,817	172,070	-
TRANSFERS OUT					
Transfers to other fund	26	-	-	-	-
Total expenditures and transfers out requiring appropriation	463,498	-	102,817	172,070	-
ENDING FUND BALANCES	\$ 112,532	\$ -	\$ 68,673	\$ -	\$ -

See summary of significant assumptions.

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

On June 2, 2020, the Municipal Council of the City of Provo, Utah (the City), acting in its capacity as the creating authority for the Medical School Campus Public Infrastructure District (the District), adopted a resolution creating the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees, and all administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**Revenues**

**Property Tax**

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 considered 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.

Property taxes due in November that are uncollected by the following April are reported as a property tax receivable on the financial statements. Because these taxes are not considered available to liquidate liabilities of the current period, they are considered to be a deferred inflow of resources. The County Treasurer, acting as a tax collector, must settle and disburse all tax collections to all taxing entities on a monthly basis. Tax collections are recorded as funds held in trust until disbursement.

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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**

The principal and interest payments are provided based on the debt amortization schedules from the General Obligation Bonds, Series 2020A (discussed under Debt and Leases). The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date.

**Debt and Leases**

The District issued the 2020 Bonds on August 18, 2020, in par amounts of \$38,845,000 for the 2020A Senior Bonds and \$3,909,000 for the 2020B Subordinate Bonds. Proceeds from the sale of the 2020A will be used to: (a) fund capitalized interest on Series 2020A Senior Bonds, (b) fund a portion of the Surplus Fund, and (c) pay other costs in connection with the issuance of the Series 2020A Senior and 2020B Subordinate Bonds.

The 2020A Senior Bonds were issued as two term bonds that bear interest at 5.500% per annum (5.6867 yield) and are payable semi-annually on February 1 and August 15 beginning on February 1, 2021. Annual mandatory sinking fund principal payments are due August 15, beginning August 15, 2026. The 2020A Senior Bonds mature on August 15, 2050. To the extent principal of any 2020A Senior Bond is not paid when due, such principal shall remain outstanding, subject to discharge of the 2020A Senior Bonds on August 15, 2060, and shall continue to bear interest at the rate then borne by the 2020A Senior Bond.

The 2020B Subordinate Bonds were issued as a term bond that bears interest at 7.875% per annum and is payable annually on August 15, beginning August 15, 2021 from, and to the extent of, Subordinate Pledged Revenue available, if any, and matures on August 15, 2050.

The 2020B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2020B Subordinate Bonds compounds annually on each August 15. All of the 2020B Subordinate Bonds and interest thereon are to be deemed to be paid and discharged after the application of all available Subordinate Pledged Revenue available on August 15, 2060, regardless of the amount of principal and interest paid prior to that date. The District shall not be obligated to pay more than the amount permitted by law and its election in repayment of the 2020B Subordinate Bonds.

**This information is an integral part of the accompanying budget.**

**MEDICAL SCHOOL CAMPUS PUBLIC INFRASTRUCTURE DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$38,845,000 Limited Tax General Obligation Bonds

Series 2020A

Dated August, 2020

Interest Rate - 5.250%

Interest Payable February 1 and August 1

Principal Due August 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 180,000	\$ 2,104,425	\$ 2,284,425
2027	240,000	2,093,400	2,333,400
2028	300,000	2,079,225	2,379,225
2029	365,000	2,061,769	2,426,769
2030	435,000	2,040,769	2,475,769
2031	510,000	2,015,963	2,525,963
2032	590,000	1,987,088	2,577,088
2033	675,000	1,953,881	2,628,881
2034	765,000	1,916,081	2,681,081
2035	865,000	1,873,294	2,738,294
2036	965,000	1,825,257	2,790,257
2037	1,075,000	1,771,707	2,846,707
2038	1,195,000	1,712,199	2,907,199
2039	1,320,000	1,646,100	2,966,100
2040	1,450,000	1,573,388	3,023,388
2041	1,595,000	1,491,463	3,086,463
2042	1,745,000	1,399,613	3,144,613
2043	1,910,000	1,299,100	3,209,100
2044	2,085,000	1,189,238	3,274,238
2045	2,270,000	1,069,475	3,339,475
2046	2,470,000	939,125	3,409,125
2047	2,680,000	797,500	3,477,500
2048	2,905,000	643,913	3,548,913
2049	3,140,000	477,676	3,617,676
2050	7,115,000	195,663	7,310,663
Total	<u>\$ 38,845,000</u>	<u>\$ 38,157,312</u>	<u>\$ 77,002,312</u>

See summary of significant assumptions.