BRICKYARD METROPOLITAN DISTRICT NO. 1
Douglas County, Colorado

FINANCIAL STATEMENTS AND SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

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Board of Directors
Brickyard Metropolitan District No. 1
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Brickyard Metropolitan District No. 1 (the "District"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Brickyard Metropolitan District No. 1 as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control—related matters that we identified during the audit.

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Other Information

Management is responsible for the continuing disclosure information included in our report. The continuing disclosure information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the continuing disclosure information, and, accordingly, we do not express an opinion or provide any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the continuing disclosure information and consider whether a material inconsistency exists between the continuing disclosure information and the basic financial statements, or the continuing disclosure information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the continuing disclosure information exists, we are required to describe it in our report.

Wipfli LLP

Wipfli LLP
Denver, Colorado

August 26, 2026

BASIC FINANCIAL STATEMENTS

BRICKYARD METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Investments	$ 61,920
Cash and Investments - Restricted	36,209,306
Prepaid Expenses	18,440
Property Tax Receivable	945
Capital Assets:	
Capital Assets Not Being Depreciated	12,577,448
Total Assets	48,868,059
LIABILITIES	
Accounts Payable	140,793
Accrued Interest	377,255
Noncurrent Liabilities:	
Due in More Than One Year	51,726,571
Total Liabilities	52,244,619
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	945
Total Deferred Inflows of Resources	945
NET POSITION	
Restricted for:	
Emergency Reserve	100
Unrestricted	(3,377,605)
Total Net Position	$ (3,377,505)

See accompanying Notes to Basic Financial Statements.

BRICKYARD METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	$ 111,211	$ -	$ -	$ -	$ (111,211)
Interest on Long-Term Debt and Related Costs	3,291,594	-	-	-	(3,291,594)
Total Governmental Activities	$ 3,402,805	$ -	$ -	$ -	(3,402,805)
	GENERAL REVENUES				
	Interest Income				25,299
	Other Revenue				1
	Total General Revenues and Transfers				25,300
	CHANGES IN NET POSITION				(3,377,505)
	Net Position - Beginning of Year				-
	NET POSITION - END OF YEAR				$ (3,377,505)

See accompanying Notes to Basic Financial Statements.

BRICKYARD METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	$ 61,920	$ -	$ -	$ 61,920
Cash and Investments - Restricted	100	15,805,916	20,403,290	36,209,306
Due from Other Funds	-	-	19,938	19,938
Prepaid Expenses	15,089	-	3,351	18,440
Property Tax Receivable	945	-	-	945
Total Assets	$ 78,054	$ 15,805,916	$ 20,426,579	$ 36,310,549
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 51,228	$ -	$ 89,565	$ 140,793
Due to Other Funds	19,938	-	-	19,938
Total Liabilities	71,166	-	89,565	160,731
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	945	-	-	945
Total Deferred Inflows of Resources	945	-	-	945
FUND BALANCES				
Nonspendable:				
Prepaid Expense	15,089	-	3,351	18,440
Restricted for:				
Emergency Reserves	100	-	-	100
Debt Service	-	15,805,916	-	15,805,916
Capital Projects	-	-	20,333,663	20,333,663
Unassigned	(9,246)	-	-	(9,246)
Total Fund Balances	5,943	15,805,916	20,337,014	36,148,873
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 78,054	$ 15,805,916	$ 20,426,579	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.				12,577,448
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				
Accrued Interest				(377,255)
Bonds Payable				(53,030,000)
Developer Advance Payable				(74,458)
Unamortized Bond Discount				1,377,887
Net Position of Governmental Activities				$ (3,377,505)

See accompanying Notes to Basic Financial Statements.

BRICKYARD METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Interest Income	$ -	$ 4,232	$ 21,067	$ 25,299
Other Revenue	1	-	-	1
Total Revenues	1	4,232	21,067	25,300
EXPENDITURES				
Current:				
Accounting	20,151	-	-	20,151
District Management	22,016	-	-	22,016
Election	427	-	-	427
Engineering	-	-	23,431	23,431
Insurance	2,324	-	-	2,324
Legal	22,357	-	19,538	41,895
Website	967	-	-	967
Bond Issue Costs	-	-	1,434,165	1,434,165
Capital Projects:				
Capital Outlay	-	-	12,577,448	12,577,448
Total Expenditures	68,242	-	14,054,582	14,122,824
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(68,241)	4,232	(14,033,515)	(14,097,524)
OTHER FINANCING SOURCES (USES)				
Bond Issuance Proceeds	-	-	53,030,000	53,030,000
Bond Discount	-	-	(1,442,629)	(1,442,629)
Developer Advance	74,184	-	12,577,448	12,651,632
Repay Developer Advance	-	-	(13,992,606)	(13,992,606)
Transfers In (Out)	-	15,801,684	(15,801,684)	-
Total Other Financing Sources	74,184	15,801,684	34,370,529	50,246,397
NET CHANGE IN FUND BALANCES	5,943	15,805,916	20,337,014	36,148,873
Fund Balances - Beginning of Year	-	-	-	-
FUND BALANCES - END OF YEAR	$ 5,943	$ 15,805,916	$ 20,337,014	$ 36,148,873

See accompanying Notes to Basic Financial Statements.

BRICKYARD METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 36,148,873
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.	
Capital Outlay	12,577,448
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Bond Issuance	(53,030,000)
Bond Discount	1,442,629
Developer Advance	(12,651,632)
Repay Developer Advance	12,577,448
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	(377,255)
Accrued Interest Payable Developer Advance - Change in Liability	(274)
Amortization of Bond Discount	(64,742)
Changes in Net Position of Governmental Activities	$ (3,377,505)

See accompanying Notes to Basic Financial Statements.

BRICKYARD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Other Revenue	$ -	$ 1	$ 1
Total Revenues	-	1	1
EXPENDITURES			
Accounting	30,000	20,151	9,849
Contingency	18,500	-	18,500
District Management	30,000	22,016	7,984
Dues And Membership	1,500	-	1,500
Election	-	427	(427)
Insurance	10,000	2,324	7,676
Legal	60,000	22,357	37,643
Website	-	967	(967)
Total Expenditures	150,000	68,242	81,758
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(150,000)	(68,241)	81,759
OTHER FINANCING SOURCES (USES)			
Developer Advance	150,000	74,184	(75,816)
Total Other Financing Sources (Uses)	150,000	74,184	(75,816)
NET CHANGE IN FUND BALANCE	-	5,943	5,943
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ 5,943	$ 5,943

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

Brickyard Metropolitan District No. 1 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court on May 28, 2025, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). A corrected order and decree was issued by the District Court on July 15, 2025, nunc pro tunc to May 28, 2025. The District's service area is located within the Town of Castle Rock (the Town) in Douglas County, Colorado. The District was established to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by 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 operations and 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.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Depreciation is computed and recorded as an operating expense. Expenditures for capital outlay are shown as increases in assets and repayment of long-term obligations are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized in the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred, or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank or investment account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than $5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Bond premiums and discounts are amortized over the respective terms of the bonds using the interest method.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures (Statement 102). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	$ 61,920
Cash and Investments - Restricted	36,209,306
Total Cash and Investments	$ 36,271,226

Cash and investments as of December 31, 2025, consist of the following:

Deposits with Financial Institutions	$ 25,628,279
Investments	10,642,947
Total Cash and Investments	$ 36,271,226

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

On December 31, 2025, the District's cash deposits had a bank balance and a carrying balance of $90,804.

Demand Deposit Marketplace

The District participates in a Demand Deposit Marketplace (DDM) program administered by BOKF, n.a (the Trustee), whereby cash balances are swept daily into demand deposit accounts at multiple participating financial institutions in amounts designed to maximize Federal Deposit Insurance Corporation (FDIC) insurance coverage. Funds in the program are fully liquid and available for withdrawal on a daily basis without restriction or penalty and, accordingly, are classified as cash and cash equivalents. Deposits are allocated among a network of FDIC-insured institutions, generally limiting exposure at each individual institution to applicable insurance thresholds; however, certain circumstances, including timing differences in allocations or changes in participating institutions, may result in balances exceeding FDIC coverage limits. The District has not established a formal policy regarding custodial credit risk for deposits.

On December 31, 2025, the District's cash in DDM program had a bank balance and carrying balance of $25,537,475.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows the state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- * Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2025, the District had the following investments:

Investment	Maturity	Amount
U.S. Treasury Obligations	Weighted-Average Under 60 Days	$ 10,642,947
		$ 10,642,947

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

U.S. Treasury Obligations

The District invested in State and Local Government Series (SLGS) securities issued by the U.S. Treasury. SLGS securities are non-marketable securities offered exclusively to state and local governments to invest bond proceeds in compliance with federal arbitrage regulations and are direct obligations of the United States backed by the full faith and credit of the U.S. government. These securities may be structured as either time deposits with fixed maturities or demand deposit instruments that accrue interest daily until redemption. The District is exposed to interest rate risk to the extent that changes in market interest rates may affect the fair value of its investments; however, it manages this risk by aligning investment maturities with anticipated cash flow needs. Credit risk associated with these investments is considered minimal due to their status as obligations of the U.S. Treasury, and the District's investments are held in book-entry form and are not exposed to custodial credit risk.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2025, follows:

	Balance at December 31, 2024	Increases	Decreases	Balance at December 31, 2025
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Construction in Progress	$ -	$ 12,577,448	$ -	$ 12,577,448
Total Capital Assets, Not Being Depreciated	$ -	$ 12,577,448	$ -	$ 12,577,448

As of December 31, 2025 the District had no depreciable capital assets. Therefore, no depreciation expense was recorded in the current year.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Bonds Payable:					
General Obligation Bonds					
Series 2025	$ -	$ 53,030,000	$ -	$ 53,030,000	$ -
Subtotal Bonds Payable	-	53,030,000	-	53,030,000	-
Other Debts:					
Developer Advance - Operating	-	74,184	-	74,184	-
Developer Advance - Capital	-	12,577,448	12,577,448	-	-
Accrued Interest on:					
Developer Advance - Operating	-	274	-	274	-
Developer Advance - Capital	-	1,415,158	1,415,158	-	-
Subtotal Other Debts	-	14,067,064	13,992,606	74,458	-
Bond Discount:					
Bond Discount - Series 2025	-	(1,442,629)	(64,742)	(1,377,887)	-
Subtotal Bond Discount	-	(1,442,629)	(64,742)	(1,377,887)	-
Total Long-Term Obligations	$ -	$ 65,654,435	$ 13,927,864	$ 51,726,571	$ -

The detail of the District's long-term obligations are as follows:

General Obligation Limited Tax and Special Revenue Bonds, Series 2025 (the Bonds)

The District issued the Bonds on November 25, 2025, in the amount of $53,030,000.

Proceeds of the Bonds

Proceeds from the sale of the Bonds will be used for the purposes of (a) financing or refinancing the costs of acquiring, constructing and installing certain public improvements to serve the Development; and (b) funding the costs of issuing the Bonds. A portion of the proceeds from the sale of the Bonds were used to (a) fund the Reserve Fund in the amount of the Required Reserve; and (b) fund a portion of the interest to accrue on the Bonds.

Details of the Bonds

The Bonds bear interest at 6.25% per annum for bonds maturing through December 1, 2035, and 7.00% per annum for bonds maturing on December 1, 2036 through December 1, 2045, and 7.25% per annum for bonds maturing on December 1, 2046 through December 1, 2057, payable semi-annually to the extent of Pledged Revenue available on June 1 and December 1 (the Interest Payment Date), beginning on June 1, 2026, and fully mature on December 1, 2057. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2031.

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

Details of the Bonds (Continued)

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2065 (the Termination Date). To the extent interest on any Bond is not paid when due, such interest shall compound semi-annually on each June 1 and December 1 at the rate then borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law in repayment of the Bonds.

If any amount of principal of or interest on the Bonds remains unpaid after the application of all Pledged Revenue available therefor on December 2, 2065, the Bonds will be deemed discharged.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2030, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

Date of Redemption	Redemption Premium
December 1, 2030, to November 30, 2031	3.00%
December 1, 2031, to November 30, 2032	2.00
December 1, 2032, to November 30, 2033	1.00
December 1, 2033, and thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable solely from Pledged Revenue, consisting of the moneys derived by the District from the following sources:

(a) the Required Mill Levy;
(b) the Pledge Agreement Revenues;
(c) the District Tax Levy Revenues, as and to the extent received by the District;
(d) the Add-on PIF;
(e) the Credit PIF; and
(f) PILOT Revenues; and
(g) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Pledge Agreement Revenues

The District, the Pledge Districts, and the Trustee entered into a Capital Pledge Agreement dated November 1, 2025, pursuant to which the Pledge Districts will agree to pay such portion of the principal and redemption price of, and interest and premium on, the Bonds and any Additional Obligations as may be funded with the Pledge Districts Capital Revenue (defined below) available, in accordance with the provisions of the Pledge Agreement.

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

Pledge Agreement Revenues (Continued)

The Pledge Agreement Revenues (defined below) make up a portion of the Pledged Revenue that is pledged to the payment of the Bonds. The Indenture defines Pledge Agreement Revenues to mean the moneys derived from the Pledge Districts Capital Revenue, as defined and imposed pursuant to the Pledge Agreement.

The Pledge Agreement defines Pledge Districts Capital Revenue to mean the following moneys or, as applicable, the moneys derived by each of the Pledge Districts from the following sources: (a) the Mandatory Capital Levy Revenue; (b) Pledge District Tax Levy Revenues; and (c) the Pledge District Specific Ownership Taxes; and (d) any PILOT Revenue (as defined in the Indenture) received from any PILOT recorded against any Pledge Districts' property.

Mandatory Capital Levy Revenues

Pursuant to the Pledge Agreement, the Pledge Districts, covenant to levy on all of the taxable property of the Districts, the Mandatory Capital Levy, generally meaning, an ad valorem mill levy imposed upon all taxable property of the Districts, as applicable, in an amount of 50 mills (subject to adjustment for changes occurring in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement occurring after March 4, 2025).

Pledge Districts Tax Levy Revenues

Pledge District Tax Levy Revenues is defined in the Pledge Agreement to mean the Pledged Property Tax Increment Revenue (as defined in the Public Finance Agreement) received by the Pledge Districts pursuant to the Public Finance Agreement. Pledge District Tax Levy Revenues are included as Pledge Districts Capital Revenue pledged to the Bonds and are to be deposited by the District with the Trustee and applied in the priority and to the uses (including funding of the Surplus Fund to the extent not then equal to the Maximum Surplus Amount).

District Tax Levy Revenues

The Indenture defines District Tax Levy Revenues to mean the Pledged Property Tax Increment Revenue (as defined in the Public Finance Agreement) received by CRURA and remitted to the Trustee pursuant to the Public Finance Agreement and the Indenture.

Pursuant to an ordinance adopted by the Town on May 20, 2025, the Town approved the Public Finance Agreement. Pursuant to the Public Finance Agreement, CRURA agreed to deposit into its special fund, created pursuant to the Act, the Pledged Property Tax Increment Revenue.

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

District Tax Levy Revenues (Continued)

The Public Finance Agreement defines Pledged Property Tax Increment Revenue as: the annual ad valorem property tax revenue received CRURA from the County Treasurer in excess of the amount produced by the levy of those taxing bodies (the Overlapping Taxing Entities) that levy property taxes against the Property Tax Base Valuation in the TIF Area in accordance with the Colorado Urban Renewal Law and the regulations of the Property Tax Administrator of the State of Colorado, but not including, (a) the District Operating Revenue (as defined in the Public Finance Agreement), (b) the CRURA Administrative Fee, and (c) any offsets collected by the County Treasurer for return of overpayments or any reserve funds retained by the Authority for such purposes in accordance with the Colorado Urban Renewal Law.

Further, pursuant to the Public Finance Agreement and the Indenture, CRURA is to remit to the Trustee all Pledged Property Tax Increment Revenue owed to the District as soon as practicable, but in no event more than 30 days of receipt thereof by CRURA. The District is to apply the District Tax Levy Revenues in accordance with the terms of the Indenture.

Add-on and Credit PIF

The District expects to implement a Sales Add-On Public Improvement Fee and a Credit Public Improvement Fee. Pursuant to the PIF Covenants, a public improvements fee (a PIF), will be assessed against certain retail sales and lodging activities, as applicable, that are consummated, conducted, transacted, or otherwise occurring from or within the Districts. Revenues generated from the Credit PIF and Add-On PIF in Districts are pledged to the payment of the Bonds.

Required Mill Levy

The Indenture defines Required Mill Levy (Required Mill Levy as used herein) as, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County, an ad valorem mill levy imposed upon all taxable property of the District each year in an amount not less than 50 mills; provided however, that in the event there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the mill levy provided in the Indenture is to be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring on or after March 4, 2025, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

Required Mill Levy (Continued)

Notwithstanding anything in the Indenture to the contrary, in no event may the Required Mill Levy be established at a mill levy which would cause the District to derive tax revenue in any year in excess of the maximum tax increases permitted by the District's electoral authorization, and if the Required Mill Levy as calculated pursuant to the foregoing would cause the amount of taxes collected in any year to exceed the maximum tax increase permitted by the District's electoral authorization, the Required Mill Levy is to be reduced to the point that such maximum tax increase is not exceeded.

Surplus Fund

The Bonds are additionally secured by the Surplus Fund which will be required to be funded with available Pledged Revenue, if any, up to the Maximum Surplus Amount of $2,579,369. The District has acknowledged that State Law places certain restrictions on the use of bond proceeds and debt service mill levies which may be credited to the Surplus Fund. The forecast expects the Surplus Fund to be drawn upon in 2029 and can reach the Maximum Surplus Amount in 2030.

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Acceleration of the Bonds shall not be an available remedy for an Event of Default.

The District's long-term obligations will mature as follows:

Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 3,835,426	$ 3,835,426
2027	-	3,772,550	3,772,550
2028	-	3,772,550	3,772,550
2029	-	3,772,550	3,772,550
2030	-	3,772,550	3,772,550
2031-2035	3,085,000	18,553,688	21,638,688
2036-2040	6,145,000	17,137,090	23,282,090
2041-2045	10,365,000	14,438,240	24,803,240
2046-2050	16,060,000	9,932,502	25,992,502
2051-2055	7,915,000	5,254,802	13,169,802
2056-2057	9,460,000	1,221,988	10,681,988
Total	$ 53,030,000	$ 85,463,936	$ 138,493,936

NOTE 5 LONG TERM OBLIGATIONS (CONTINUED)

Debt Authorization

The District was organized to provide services to the same service area with Brickyard Metropolitan District No. 2 and Brickyard metropolitan District No. 3 (*define collectively as the "Districts"*) pursuant to the Service Plan. The Districts, in aggregate, are limited in their ability to issue Debt as set forth in the Service Plan to a total amount of $76,500,000 (the "Service Plan Aggregate Debt Issuance Limit").

In no event is the District authorized to issue Debt which, in aggregate with the Debt issued by the other Districts, exceeds the Service Plan Aggregate Debt Issuance Limit; provided, however, that the Service Plan Aggregate Debt Issuance Limit does not apply to refunding Debt.

As of December 31, 2025, the amount of debt authorization remaining within the Service Plan Aggregate Debt Issuance Limit is $23,470,000.

The District's voters have authorized the District to issue Debt in accordance with the Service Plan Aggregate Debt Issuance Limit.

In the future, the District may issue a portion or all of the remaining Service Plan Aggregate Debt Issuance Limit for purposes of providing public improvements to support development as it occurs within the Districts' service area.

Developer Advances

The District has entered into Funding and Reimbursement Agreements with CD-ACME, LLC (the Developer) as follows:

Operation Funding Agreement

On August 27, 2025, the District and CD-Acme, LLC (the Developer) entered into an Operation Funding and Reimbursement Agreement to repay advances made by the Developer for operations and maintenance (O&M) costs. The District agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 8.6%. The Operation Funding Agreement was amended by a First Amendment to the Operation Funding Agreement dated November 6, 2025. As of December 31, 2025, outstanding advances under the agreement totaled $74,184 and accrued interest totaled $274.

Facilities Funding and Acquisition Agreement

On August 27, 2025, the District and the Developer entered into a Facilities Funding and Acquisition Agreement to repay advances made by the Developer for capital infrastructure costs. The District agreed to repay the Developer for such capital advances plus accrued interest at the rate of 11% for costs prior to June 4, 2025 (the Organization Date) and 8.6% for costs after the Organization Date. The Facilities Funding and Acquisition Agreement was amended and restated pursuant to the Amended and Restated Facilities Funding and Acquisition Agreement dated January 26, 2026. As of December 31, 2025, outstanding advances under the agreement totaled $0 and accrued interest totaled $0.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted, and unrestricted.

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2025, the District had restricted net position as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserve	$ 100
Total Restricted Net Position	$ 100

The District has a deficit in unrestricted net position.

NOTE 7 RELATED PARTY

The Developer of the property which constitutes the District is CD-ACME, LLC. The majority of the members of the Board of Directors are employees of or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 AGREEMENTS

Public Finance Agreement

On June 3, 2025, the District entered into a Public Finance Agreement (the "Public Finance Agreement") with the Developer, the Town of Castle Rock, and the Castle Rock Urban Renewal Authority (the Authority) to facilitate the financing, construction, and reimbursement of certain public infrastructure improvements associated with the Brickyard development project.

Under the Public Finance Agreement, the Developer is responsible for constructing or financing certain public improvements (Eligible Improvements), and may advance funds for such costs (Developer Advances). The District may reimburse the Developer for Eligible Costs, including construction, engineering, land acquisition, and related expenditures, subject to certification and approval procedures outlined in the Public Finance Agreement.

The Public Finance Agreement establishes multiple revenue sources to support the financing and reimbursement of Eligible Costs, including property tax mill levies, public improvement fees, and property tax increment revenues. These revenues are pledged and restricted for specified purposes, primarily the repayment of District bonds and eligible reimbursements.

NOTE 8 AGREEMENTS (CONTINUED)

Public Finance Agreement (Continued)

The Public Finance Agreement authorizes, but does not obligate, the District to issue bonds to finance or refinance Eligible Costs. Bond proceeds, if issued, may be used to directly fund improvements or reimburse the Developer. Pledged revenues are required to be applied first to bond debt service and related costs, with any remaining amounts available for reimbursement of Developer Advances and other eligible expenditures.

Prior to the issuance of bonds, pledged revenues are held by an escrow agent and may be used to reimburse Eligible Costs and certain administrative costs upon approval. Payments under the Public Finance Agreement are limited to available pledged revenues or bond proceeds, and the District is not obligated to use general funds or other unrestricted resources to make such payments.

The Public Finance Agreement remains in effect until the earlier of repayment of all District bonds and full satisfaction of obligations under the Public Finance Agreement or termination as permitted under its terms.

Intergovernmental Agreement with Town of Castle Rock

On July 10, 2025, the District, District No. 2, District No. 3, and the Town of Caste Rock entered into an Intergovernmental Agreement (Service Plan IGA). Pursuant to the Service Plan IGA, the Districts are authorized to implement the Capital Plan and Financial Plan, subject to restrictions in the Service Plan IGA and Service Plans for each District.

Memorandum of Understanding

On August 27, 2025, the District entered into a Memorandum of Understanding (MOU) with District No. 2 and District No. 3. The MOU provides that the District, District No. 2, and District No. 3 may enter into one or more intergovernmental agreements that will provide for the coordinated administration of the District, and the operation, and maintenance of Public Improvements as development occurs within the Project. The MOU provides that District No. 1 will provide administration, and operation and maintenance services to and for the benefit of District No. 2 and District No. 3 and, pursuant to the MOU, the Districts will share the costs related to the Verified Shared Costs (as defined therein).

Memorandum of Understanding (Parking Garage)

On August 27, 2025, the District entered into a Memorandum of Understanding Funding and Construction of Parking Garages (Garage MOU) with District No. 2, District No. 3 and the Developer. Pursuant to the Garage MOU, the Developer will construct a parking garage as part of the construction of the apartment building constituting the multi-family development (Garage No. 1) and a second parking garage as part of the construction of the hotel (Garage No. 2). The Garage MOU outlines the intent of the parties regarding the funding and construction of certain parking garages to be constructed within the Districts and the use of applicable Bond Proceeds (as defined therein).

NOTE 8 AGREEMENTS (CONTINUED)

Inclusion Agreement

Dated August 27, 2025, the District entered into an Inclusion Agreement (Inclusion Agreement) with District No. 2, District No. 3, and the Developer. Pursuant to the Inclusion Agreement, the parties intend to ensure that the Inclusion Property (as defined therein) is included within the boundaries of one of the Districts upon the occurrence of a Triggering Event (as defined therein). In addition, pursuant to the Inclusion Agreement, the Developer agrees to execute, or cause to be executed, and recorded against the Property at the times specified in the Inclusion Agreement, one or more covenants to encumber the Property and require payment of a payment in lieu of Taxes (the “PILOT Covenant”).

NOTE 9 INTERFUND TRANSFERS

The transfer from the Capital Fund to the Debt Service Fund was related to the funding of the Capitalized Interest and Reserve Fund accounts from the proceeds of the 2025 Series.

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer’s Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations, which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year’s Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District’s management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado. Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District’s management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

NOTE 11 SUBSEQUENT EVENTS

Subordinate General Obligation Limited Tax and Special Revenue Bonds, Series 2026

On June 24, 2026, the District issued its Subordinate General Obligation Limited Tax and Special Revenue Bonds, Series 2026 (Series 2026 Subordinate Bonds), in the principal amount of $19,000,000, for the purpose of: (a) financing or refinancing the costs of acquiring, constructing and installing certain public improvements to serve the Development; and (b) paying other costs incurred in connection with the issuance of the Subordinate Bonds. The Series 2026 Subordinate Bonds bear interest at 9.00% per annum, payable annually to the extend of Subordinate Pledge Revenues available on December 15, beginning on December 15, 2026.

The Series 2026 Subordinate Bonds are structured as cash flow bonds, meaning that there are no scheduled payments of principal or interest prior to their maturity date. Unpaid interest on the Series 2026 Subordinate Bonds compounds annually on each December 15. The Series 2026 Subordinate Bonds mature on December 15, 2057.

To the extent principal of any Subordinate Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2065 (the "Subordinate Termination Date"). To the extent interest on any Subordinate Bond is not paid when due, such interest shall compound annually on each December 15 at the rate then borne by the Subordinate Bond. The District shall not be obligated to pay more than the amount permitted by law in repayment of the Series 2026 Subordinate Bonds.

If any amount of principal of or interest on the Series 2026 Subordinate Bonds remains unpaid after the application of all Pledged Revenue available therefor on December 2, 2065, the Series 2026 Subordinate Bonds will be deemed discharged.

SUPPLEMENTARY INFORMATION

BRICKYARD METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 440,000	$ 4,232	$ (435,768)
Total Revenues	440,000	4,232	(435,768)
EXPENDITURES			
Total Expenditures	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	440,000	4,232	(435,768)
OTHER FINANCING SOURCES (USES)			
Transfers From Other Funds	23,529,775	15,801,684	(7,728,091)
Total Other Financing Sources (Uses)	23,529,775	15,801,684	(7,728,091)
NET CHANGE IN FUND BALANCE	23,969,775	15,805,916	(8,163,859)
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ 23,969,775	$ 15,805,916	$ (8,163,859)

BRICKYARD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	$ 950,000	$ 21,067	$ (928,933)
Other Revenue	6,850,000	-	(6,850,000)
Total Revenues	7,800,000	21,067	(7,778,933)
EXPENDITURES			
Engineering	-	23,431	(23,431)
Legal	-	19,538	(19,538)
Capital Outlay	51,910,256	12,577,448	39,332,808
Bond Issue Costs	4,559,969	1,434,165	3,125,804
Contingency	950,000	-	950,000
Total Expenditures	57,420,225	14,054,582	43,365,643
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(49,620,225)	(14,033,515)	35,586,710
OTHER FINANCING SOURCES (USES)			
Bond Issuance Proceeds	73,150,000	53,030,000	(20,120,000)
Bond Discount	-	(1,442,629)	(1,442,629)
Developer Advance	51,910,256	12,577,448	(39,332,808)
Repay Developer Advance	(51,910,256)	(13,992,606)	37,917,650
Transfers To Other Fund	(23,529,775)	(15,801,684)	7,728,091
Total Other Financing Sources (Uses)	49,620,225	34,370,529	(15,249,696)
NET CHANGE IN FUND BALANCE	-	20,337,014	20,337,014
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	$ -	$ 20,337,014	$ 20,337,014

OTHER INFORMATION

BRICKYARD METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

$53,030,000
General Obligation Limited Tax & Special Revenue Bonds
Series 2025, Dated November 25, 2025
Interest Rates:
$3,085,000 at 6.250%
$16,510,000 at 7.000%
$33,435,000 at 7.250%
Interest Payable
June 1 and December 1
Principal Payable December 1

Bonds and Interest Maturing in the Year Ending December 31,	Principal	Interest	Total
2026	$ -	$ 3,835,426	$ 3,835,426
2027	-	3,772,550	3,772,550
2028	-	3,772,550	3,772,550
2029	-	3,772,550	3,772,550
2030	-	3,772,550	3,772,550
2031	320,000	3,772,550	4,092,550
2032	550,000	3,752,550	4,302,550
2033	630,000	3,718,175	4,348,175
2034	755,000	3,678,800	4,433,800
2035	830,000	3,631,613	4,461,613
2036	970,000	3,579,738	4,549,738
2037	1,065,000	3,511,838	4,576,838
2038	1,230,000	3,437,288	4,667,288
2039	1,345,000	3,351,188	4,696,188
2040	1,535,000	3,257,038	4,792,038
2041	1,670,000	3,149,588	4,819,588
2042	1,885,000	3,032,688	4,917,688
2043	2,045,000	2,900,738	4,945,738
2044	2,285,000	2,757,588	5,042,588
2045	2,480,000	2,597,638	5,077,638
2046	2,755,000	2,424,038	5,179,038
2047	2,985,000	2,224,300	5,209,300
2048	3,310,000	2,007,888	5,317,888
2049	3,580,000	1,767,913	5,347,913
2050	3,430,000	1,508,363	4,938,363
2051	1,300,000	1,259,688	2,559,688
2052	1,445,000	1,165,438	2,610,438
2053	1,565,000	1,060,675	2,625,675
2054	1,730,000	947,213	2,677,213
2055	1,875,000	821,788	2,696,788
2056	2,065,000	685,850	2,750,850
2057	7,395,000	536,138	7,931,138
Total	$ 53,030,000	$ 85,463,936	$ 138,493,936

BRICKYARD METROPOLITAN DISTRICT NO. 1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

			Total Mills Levied	Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation	Percent Change	General Operations	Levied	Collected	Collected to Levied
2025	$ -	0.0%	-	$ -	$ -	- %
Estimated for Year Ending December 31, 2026	$ 94,500	N/A	10.000	$ 945		

Note:
Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.
Information received from the Treasurer does not permit identification of specific year of levy.

Source: Douglas Assessor and Treasurer.