BOULDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1

FINANCIAL STATEMENTS

JUNE 30, 2026

Boulder Ridge Public Infrastructure District No. 1
Balance Sheet - Governmental Funds
June 30, 2026

	General	Debt Service	Capital Projects	Total
Assets				
UMB Project Fund 2025	$ -	$ -	$ 62.01	$ 62.01
Total Assets	$ -	$ -	$ 62.01	$ 62.01
Liabilities				
Accounts Payable	$ 6,491.48	$ -	$ -	$ 6,491.48
Total Liabilities	6,491.48	-	-	6,491.48
Fund Balances	(6,491.48)	-	62.01	(6,429.47)
Liabilities and Fund Balances	$ -	$ -	$ 62.01	$ 62.01

See selected information and the summary of significant assumptions

Boulder Ridge Public Infrastructure District No. 1
General Fund Statement of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Expenditures			
Accounting	19,000.00	9,450.00	9,550.00
Auditing	8,500.00	-	8,500.00
Insurance	5,500.00	-	5,500.00
Legal	19,000.00	14,532.55	4,467.45
Total Expenditures	52,000.00	23,982.55	28,017.45
Other Financing Sources (Uses)			
Transfers to other fund	(4,000.00)	(3,500.00)	(500.00)
Developer advance	56,000.00	20,991.07	35,008.93
Total Other Financing Sources (Uses)	52,000.00	17,491.07	34,508.93
Net Change in Fund Balances	-	(6,491.48)	6,491.48
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ (6,491.48)	$ 6,491.48

SUPPLEMENTARY INFORMATION

Boulder Ridge Public Infrastructure District No. 1
Debt Service Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Expenditures			
Paying agent fees	4,000.00	3,500.00	500.00
Total Expenditures	4,000.00	3,500.00	500.00
Other Financing Sources (Uses)			
Transfers from other funds	4,000.00	3,500.00	500.00
Total Other Financing Sources (Uses)	4,000.00	3,500.00	500.00
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ -	$ -

Boulder Ridge Public Infrastructure District No. 1
Capital Projects Fund Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
For the Period Ending June 30, 2026

	Annual Budget	Actual	Variance
Revenues			
Interest Income	$ -	$ 62.01	$ (62.01)
Total Revenue	-	62.01	(62.01)
Net Change in Fund Balances	-	62.01	(62.01)
Fund Balance - Beginning	-	-	-
Fund Balance - Ending	$ -	$ 62.01	$ (62.01)

See selected information and the summary of significant assumptions

BOLDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
SELECTED INFORMATION
FOR THE PERIOD ENDED JUNE 30, 2026

Notes to the Reader:

The financial statements of the District have been prepared in accordance with the criteria established by the Governmental Accounting Standards Board (“GASB”), which is the source of authoritative accounting principles generally accepted in the United States of America (“GAAP”), as applied to governmental entities. The District’s financial statements are prepared using the modified accrual basis of accounting. The financial statements include the following departures from GAAP:

- Management’s discussion and analysis and substantially all disclosures required are omitted.
- The statement of revenues, expenditures and changes in fund balances – governmental funds has been omitted.

The financial forecasts present, to the best of management’s knowledge and belief, the District’s expected results of operations and cash flows for the forecast periods. Accordingly, the forecasts reflects its judgment as of December 1, 2025, the date these forecasts were prepared, of the expected conditions and its expected course of action. The assumptions disclosed herein are those that management believes are significant to the forecasts. There will usually be differences between the forecast and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

The financial statements are developed by the District to comply with GAAP, although there may be departures from GAAP not identified. These statements are primarily intended for use in managing the District’s operations and may not be suitable for other purposes. Users should be aware of these limitations when utilizing the financial statements.

The December 31, 2025 financial statements are subject to an audit which is in progress as of July 17, 2026. Any adjustments resulting from the audit are not included in these financial statements. Adjustments may be material.

BOULDER RIDGE PUBLIC INFRASTRUCTURE DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

On April 3, 2024, the City Council of Toquerville Utah (the City), acting in its capacity as the creating authority for the Boulder Ridge Public Infrastructure District No. 1 (the District) and No. 2 (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 April 30, 2024, which was recorded in the real property records of the Washington County Recorder on June 12, 2024.

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

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

The District prepares its budget on the modified accrual basis of accounting using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Interest Income

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

Developer Advance

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

Expenditures

Administrative Expenditures

Administrative and operations expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

Debt and Leases

On March 13, 2025, the District issued 2025 Limited Tax General Obligation Bonds in the par amount of $4,000,000. The 2025 Limited Tax General Obligation Bonds will bear interest at the rate of 7.50%, payable annually to the extent of Property Tax Revenue available on March 1 (the "Interest Payment Dates"), beginning on March 1, 2026. The Bonds are structured as cash flow bonds meaning there are no scheduled payments on the Bonds prior to their maturity date which is December 15, 2065.