We'll get you there.

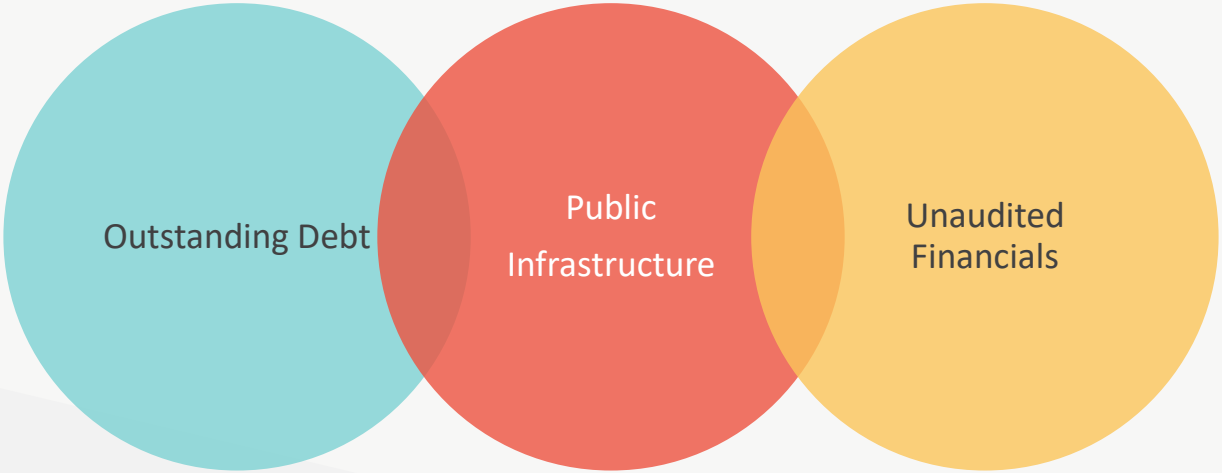
CPAs | CONSULTANTS | WEALTH ADVISORS

Flatiron Meadows Annual Meeting

November 4, 2026

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Agenda



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Outstanding Debt



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Outstanding Debt

Series 2022 Bonds

- $7,190,000 Issuance
- Proceeds used for refunding Series 2016
- Interest rates: 3.00% to 4.00%
- Maturity: December 1, 2046
- Payments: June 1 & December 1
- Pledged revenue: required mill levy on taxable property within the district and any other legally available revenues.
- Outstanding principal balance as of December 31, 2025: $6,625,000

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Outstanding Debt

Series 2024 Bonds

- $13,585,000 Issuance
- Proceeds used for refunding Series 2019B-2
- Interest rates: 4.00% to 5.00%
- Maturity: December 1, 2046
- Payments: June 1 & December 1
- Pledged revenue: required mill levy on taxable property within the district and any other legally available revenues.
- Outstanding principal balance as of December 31, 2025: $13,285,000

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Public Infrastructure Projects – None



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Unaudited Financial Statements



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Flatiron Meadows Metro District
Balance Sheet - Governmental Funds
June 30, 2026

	General	Debt Service	Total
Assets			
Checking Account	$ 24,900.58	$ 626.55	$ 25,527.13
CSAFE	530,248.78	564,483.39	1,094,732.17
UMB - 2022 Bond Fund	-	23,537.46	23,537.46
UMB - 2024 Bond Fund	-	10,789.70	10,789.70
Receivable from County Treasurer	37,674.59	506,091.17	543,765.76
Total Assets	$ 592,823.95	$ 1,105,528.27	$ 1,698,352.22
Liabilities			
Accounts Payable	$ 17,788.52	$ -	$ 17,788.52
Total Liabilities	17,788.52	-	17,788.52
Fund Balances	575,035.43	1,105,528.27	1,680,563.70
Liabilities and Fund Balances	$ 592,823.95	$ 1,105,528.27	$ 1,698,352.22

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Flatiron Meadows Metro District
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
Revenues			
Property taxes	$ 100,962.00	$ 99,441.41	$ 1,520.59
Specific ownership taxes	4,038.00	1,959.05	2,078.95
Interest Income	12,500.00	10,505.32	1,994.68
Total Revenue	117,500.00	111,905.78	5,594.22
Expenditures			
Accounting	40,000.00	23,255.75	16,744.25
Auditing	7,000.00	5,800.00	1,200.00
County Treasurer's Fee	1,514.00	1,491.75	22.25
Directors' fees	2,000.00	600.00	1,400.00
Dues and Membership	750.00	1,152.05	(402.05)
Insurance	3,800.00	2,196.83	1,603.17
Legal	33,000.00	12,124.30	20,875.70
Payroll taxes	500.00	45.90	454.10
Website	2,500.00	1,188.00	1,312.00
Contingency	8,936.00	-	8,936.00
Total Expenditures	100,000.00	47,854.58	52,145.42
Other Financing Sources (Uses)			
Transfers to other fund	(400,000.00)	-	(400,000.00)
Total Other Financing Sources (Uses)	(400,000.00)	-	(400,000.00)
Net Change in Fund Balances	(382,500.00)	64,051.20	(446,551.20)
Fund Balance - Beginning	511,902.00	510,984.23	917.77
Fund Balance - Ending	$ 129,402.00	$ 575,035.43	$ (445,633.43)

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Flatiron Meadows Metro District
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
Revenues			
Property taxes	$ 1,356,172.00	$ 1,335,746.88	$ 20,425.12
Specific ownership taxes	54,598.00	26,488.34	28,109.66
Interest Income	16,000.00	9,314.63	6,685.37
Total Revenue	1,426,770.00	1,371,549.85	55,220.15
Expenditures			
County Treasurer's Fee	20,343.00	20,038.06	304.94
Paying agent fees	8,000.00	8,000.00	-
Bond interest - Series 2022	230,200.00	115,100.00	115,100.00
Bond interest - Series 2024	602,650.00	301,325.00	301,325.00
Bond principal - Series 2022	180,000.00	-	180,000.00
Bond principal - Series 2024	315,000.00	-	315,000.00
Contingency	8,807.00	-	8,807.00
Total Expenditures	1,365,000.00	444,463.06	920,536.94
Other Financing Sources (Uses)			
Transfers from other funds	400,000.00	-	400,000.00
Total Other Financing Sources (Uses)	400,000.00	-	400,000.00
Net Change in Fund Balances	461,770.00	927,086.79	(465,316.79)
Fund Balance - Beginning	172,187.00	178,441.48	(6,254.48)
Fund Balance - Ending	$ 633,957.00	$ 1,105,528.27	$ (471,571.27)

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