

FLATIRON MEADOWS METROPOLITAN DISTRICT

**ANNUAL REPORT
TO
THE TOWN OF ERIE**

FISCAL YEAR ENDING DECEMBER 31, 2025

I. ANNUAL REPORT REQUIREMENT

Pursuant to Section VI of the Flatiron Meadows Metropolitan District (the “**District**”) Service Plan, the District is required to provide an annual report to the Town of Erie within one hundred twenty (120) days after conclusion of the District's fiscal year, commencing with fiscal year 2007, supplemented with additional information required pursuant to § 32-1-207(3)(c)(I) & (II), C.R.S.

For the year ending December 31, 2025, the District makes the following report pursuant to its Service Plan and § 32-1-207(3)(c):

A. Boundary changes made or proposed (§ 32-1-207(3)(c)(II)(A), C.R.S.)

There were no changes made or proposed to the District’s boundaries in 2025.

B. Intergovernmental Agreements entered into or proposed. IGA’s terminated with other government entities (§ 32-1-207(3)(c)(II)(B), C.R.S.)

There were no new Intergovernmental Agreements entered into or proposed in 2025.

C. Changes or proposed changes in the District’s policies. Access information to obtain a copy of rules and regulations adopted by the Board (§ 32-1-207(3)(c)(II)(C), C.R.S.)

There were no changes made or proposed to the District’s policies in 2025.

For a copy of the rules and regulations adopted by the Board, if any, contact its legal counsel:

Seter, Vander Wall & Mielke, P.C.
7400 E Orchard Rd., Suite 3300
Greenwood Village, CO 80111
303.770.2700
svw@svwpc.com

D. Changes or proposed changes in the District’s operations

There were no changes made or proposed to the District’s operations in 2025.

E. A summary of any litigation involving the District. A summary of litigation involving public improvements owned by the District (§ 32-1-207(3)(c)(II)(D), C.R.S.)

There is no litigation, of which we are aware, currently pending or anticipated against the District.

F. Proposed plans for the year immediately following the year summarized in the annual report

Development of the District was completed in 2022.

G. Status of construction of public improvement construction schedule (§ 32-1-207(3)(c)(II)(E), C.R.S.)

The District has no updates to the status of construction of public improvements.

H. A list of all facilities which have been constructed or acquired by the District and, if they have been dedicated, the name of the entity to which they have been dedicated (§ 32-1-207(3)(c)(II)(F), C.R.S.)

The District did not construct or acquire any facilities in 2025.

I. The current assessed valuation in the District. The final assessed valuation of the District as of December 31 of the reporting year (§ 32-1-207(3)(c)(II)(G), C.R.S.)

The District has received a certification of valuation from the Boulder County Assessor that reports a taxable assessed valuation for the District for 2025 of \$48,844,675. The District has certified a mill levy of 29.853 mills assessed against the properties within the District for collection in 2026.

J. Any changes in the financial status of the District including revenue projections or operating costs. A copy of the current year's budget (§ 32-1-207(3)(c)(II)(H), C.R.S.)

The current status of the financial condition of the District is reflected in the 2026 budget, found on the Division of Local Government website at <https://dlg.colorado.gov/>.

K. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable (§ 32-1-207(3)(c)(II)(I), C.R.S.)

The 2025 audit is in process and will be sent under separate cover when completed and can be found on the State Auditor website at <https://apps.leg.co.gov/osa/lg/submissions/search>.

L. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the district (§ 32-1-207(3)(c)(II)(J), C.R.S.)

None.

M. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period (§ 32-1-207(3)(c)(II)(K), C.R.S.)

The District is able to pay its obligations as they come due.