

Flatiron Marketplace Metropolitan District
Financial Statements

December 31, 2022

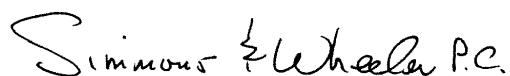
ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Flatiron Marketplace Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Flatiron Marketplace Metropolitan District, as of and for the period ended December 31, 2022, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the twelve months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Flatiron Marketplace Metropolitan District because we performed certain accounting services that impaired our independence.



March 7, 2023
Englewood, Colorado

Flatiron Marketplace Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
December 31, 2022

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total All Funds</u>
Assets		
Current assets		
Cash in checking	\$ 3,583	\$ 3,583
Cash in Colotrust	5,066	5,066
Taxes Receivable	118	118
Receivable Developer	29,432	29,432
Accounts receivable - Broomfield Village	-	-
	38,199	38,199
	\$ 38,199	\$ 38,199
Liabilities and Equity		
Current liabilities		
Accounts payable	\$ 15,940	\$ 15,940
Deferred taxes	-	-
	15,940	15,940
Fund Equity		
Investment in improvements	-	-
Fund balance (deficit)	22,259	22,259
	22,259	22,259
	\$ 38,199	\$ 38,199

Flatiron Marketplace Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Twelve Months Ended December 31, 2022
General Fund

See Accountant's Compilation Report

	Amended Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues			
Property taxes	\$ 38,033	\$ 37,600	\$ (433)
Urban renewal - TIF	435	-	(435)
Urban renewal - TIF	(435)	-	435
Specific ownership taxes	2,290	1,886	(404)
Transfers from Broomfield Village	39,255	30,463	(8,792)
Interest income	-	201	201
	<u>79,578</u>	<u>70,150</u>	<u>(9,428)</u>
Expenditures			
Accounting/Audit	14,500	17,162	(2,662)
Insurance/SDA Dues	2,500	5,592	(3,092)
Legal	25,000	25,124	(124)
Election	10,000	2,753	7,247
Miscellaneous	-	1,498	(1,498)
Treasurer's Fees	570	564	6
Contingency	2,160	-	2,160
Emergency Reserve	1,578	-	1,578
	<u>56,308</u>	<u>52,693</u>	<u>3,615</u>
Excess (deficiency) of revenues over expenditures	23,270	17,457	(5,813)
Fund balance - beginning	<u>-</u>	<u>4,802</u>	<u>4,802</u>
Fund balance - ending	<u>\$ 23,270</u>	<u>\$ 22,259</u>	<u>\$ (1,011)</u>