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# FLYING HORSE

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*Metropolitan District No 3*

**COLORADO SPRINGS  
EL PASO COUNTY, COLORADO**



## **FINANCIAL STATEMENTS**

**As of and for the 12-month period ended  
December 31, 2024**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors

Flying Horse Metropolitan District No. 3

El Paso County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Flying Horse Metropolitan District No. 3 (the "District") as of and for the year ended December 31, 2024, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of District, as of December 31, 2024, and the respective changes in financial position and the 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, 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America 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 the financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. Our opinion on the basic financial statements is 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 basic financial statements as a whole. The supplementary information, as listed in the table of contents, is presented for purposes of legal compliance and additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### Other Information

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

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

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is written in a cursive style and is underlined with a single horizontal line.

Castle Pines, Colorado  
April 7, 2025

**FLYING HORSE METROPOLITAN DISTRICT NO 3**  
**STATEMENT OF NET POSITION**  
**December 31, 2024**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Cash and investments	\$ -
Cash and investments – restricted	20,953
Accounts receivable	-
Accounts receivable - specific ownership tax	10,259
Property taxes receivable	1,382,400
Prepaid expenses	3,315
Depreciable capital assets, net	-
<b>Total Assets</b>	<b>1,416,927</b>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	-
Due to Flying Horse Metro No 2	36,000
Accrued interest payable	1,927,056
General obligation refunding bonds	17,800,000
<b>Total Liabilities</b>	<b>19,763,056</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred property tax revenue	1,382,400
<b>Total Deferred Inflows of Resources</b>	<b>1,382,400</b>
<b>NET POSITION (DEFICIT)</b>	
Restricted:	
Emergency reserves	14,200
Debt service	16,976
Capital projects	-
Non-spendable	3,315
Unassigned:	(19,763,020)
<b>Net Position (Deficit)</b>	<b>\$ (19,728,529)</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3**  
**STATEMENT OF ACTIVITIES**  
**For the 12-Month Period Ended**  
**December 31, 2024**

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
<b>Primary Government:</b>				
<b>Government Activities:</b>				
General government activities	\$ (340,999)	\$ 118	\$ -	\$ (340,881)
Interest and related costs on long-term debt	(1,186,027)	-	-	(1,156,027)
Capital project activities	-	-	-	-
	<b>\$ (1,527,026)</b>	<b>\$ 118</b>	<b>\$ -</b>	<b>(1,496,908)</b>
<b>General Revenues</b>				
Property taxes				1,356,411
Specific ownership taxes				125,393
Net investment income				37,310
<b>Total general revenue</b>				<b>1,519,114</b>
Change in net position				22,206
<b>Net Position (Deficit) – Beginning of Year</b>				<b>(19,750,735)</b>
<b>Net Position (Deficit) – End of Year</b>				<b>\$ (19,728,529)</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
**December 31, 2024**

	General Fund	Debt Service Fund	Contractual Obligation Fund	Total Government Funds
<b>ASSETS</b>				
Cash and investments	\$ -	\$ -	\$ -	\$ -
Cash and investments - Restricted	11,671	9,282	-	20,953
Accounts receivable	-	-	-	-
Accounts receivable - specific ownership tax	2,565	7,694	-	10,259
Property taxes receivable	250,600	1,041,700	90,100	1,382,400
Prepaid expenses	3,315	-	-	3,315
<b>TOTAL ASSETS</b>	<b>\$ 268,151</b>	<b>\$ 1,058,676</b>	<b>\$ 90,100</b>	<b>\$ 1,416,927</b>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ -	\$ -	\$ -	\$ -
Due to Flying Horse Metro No 2	36,000	-	-	36,000
<b>TOTAL LIABILITIES</b>	<b>36,000</b>	<b>-</b>	<b>-</b>	<b>36,000</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred property tax revenue	250,600	1,041,700	90,100	1,382,400
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	<b>286,600</b>	<b>1,041,700</b>	<b>90,100</b>	<b>1,418,400</b>
<b>FUND BALANCES</b>				
Restricted:				
Emergencies (TABOR)	14,200	-	-	14,200
Debt service	-	16,976	-	16,976
Capital projects	-	-	-	-
Non-spendable	3,315	-	-	3,315
Unrestricted	(35,964)	-	-	(35,964)
<b>TOTAL FUND BALANCES</b>	<b>(18,449)</b>	<b>16,976</b>	<b>-</b>	<b>(1,473)</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 268,151</b>	<b>\$ 1,058,676</b>	<b>\$ 90,100</b>	

**Amounts reported for governmental activities in the statement of net position are different because:**

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds	-
Property, structures and equipment, net	-
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:	
General obligation bonds	(17,800,000)
Accrued interest payable	(1,927,056)
<b>Net position of governmental activities</b>	<b>\$ (19,728,529)</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**12-Month Period Ended**  
**December 31, 2024**

	General Fund	Debt Service Fund	Contractual Obligation Fund	Total Government Funds
<b>REVENUES</b>				
Property taxes	\$ 336,024	\$ 1,020,387	\$ -	\$ 1,356,411
Specific ownership taxes	31,348	94,045	-	125,393
Facility fees	-	30,000	-	30,000
Other revenue	118	-	-	118
Net investment income	3,022	34,288	-	37,310
<b>Total Revenues</b>	<b>370,512</b>	<b>1,178,720</b>	<b>-</b>	<b>1,549,232</b>
<b>EXPENDITURES</b>				
General and administration	78,763	-	-	78,763
Park & open space maint expenses reimbursable to FHMD1	163,701	-	-	163,701
Debt service				
Direct collection costs	-	18,641	-	18,641
Interest Expense - Series 2019A Bonds	-	1,167,000	-	1,167,000
Bond principal - 2019A Series Bonds	-	-	-	-
Major capital projects	-	-	-	-
<b>Total Expenditures</b>	<b>242,464</b>	<b>1,185,641</b>	<b>-</b>	<b>1,428,105</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>128,048</b>	<b>(6,921)</b>	<b>-</b>	<b>121,127</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Fund Transfers In / (Out)	(98,535)	-	-	(98,535)
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>29,513</b>	<b>(6,921)</b>	<b>-</b>	<b>22,592</b>
<b>FIND BALANCES – BEGINNING</b>	<b>(47,962)</b>	<b>23,897</b>	<b>-</b>	<b>(24,065)</b>
<b>FUND BALANCES – END OF YEAR</b>	<b>\$ (18,449)</b>	<b>\$ 16,976</b>	<b>\$ -</b>	<b>\$ (1,473)</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
12-Month Period Ended  
December 31, 2024**

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances – Total government funds	\$	22,592
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The issuance of long-term debt (e.g., bonds) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Bond principal		-
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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.

Increase in accrued interest payable on Series 2019A bonds		(386)
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<b>Changes in net position of governmental activities</b>	<b>\$</b>	<b><u>22,206</u></b>
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These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 333,900	\$ 336,024	\$ 2,124
Specific ownership taxes	33,400	31,348	(2,052)
Facility fees	-	-	-
Other revenue	-	118	118
Net investment income	500	3,022	2,522
<b>Total Revenues</b>	<u>367,800</u>	<u>370,512</u>	<u>2,712</u>
<b>EXPENDITURES</b>			
General and administration	87,800	78,763	9,037
Landscaping maintenance	-	-	-
Park & open space maint expenses reimbursable to FHMD1	166,600	163,701	2,899
<b>Total Expenditures</b>	<u>254,400</u>	<u>242,464</u>	<u>11,936</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>113,400</u>	<u>128,048</u>	<u>14,648</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
2024 Capital Pledge Agreement - Payments to FHMD1	(110,400)	(98,535)	11,865
<b>Total Other Financing Sources (Uses)</b>	<u>(110,400)</u>	<u>(98,535)</u>	<u>11,865</u>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER)</b>	<u>3,000</u>	<u>29,513</u>	<u>26,513</u>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<u>8,000</u>	<u>(47,962)</u>	<u>(55,962)</u>
<b>FUND BALANCE – END OF YEAR</b>	<u>\$ 11,000</u>	<u>\$ (18,449)</u>	<u>\$ (29,449)</u>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3  
GENERAL FUND  
EXPENDITURE DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>GENERAL AND ADMINISTRATION</b>			
District management and accounting fees	\$ 40,800	\$ 40,800	\$ -
Administrative costs	16,000	1,333	14,667
Audit fees	7,500	8,500	(1,000)
Collection fees – County Treasurer	5,000	5,047	(47)
Board of Directors’ fees	-	-	-
Board training and conferences	-	-	-
Insurance	3,500	3,304	196
Legal fees	15,000	18,663	(3,663)
Election expenses	-	1,116	(1,116)
<b>Total General and Administration</b>	<b><u>\$ 87,800</u></b>	<b><u>\$ 78,763</u></b>	<b><u>\$ 9,037</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

FLYING HORSE METROPOLITAN DISTRICT NO. 3  
**NOTES TO FINANCIAL STATEMENTS**  
12-Month Period Ended December 31, 2023

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

Flying Horse Metropolitan District No. 3 (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on November 08, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a consolidated service plan approved by the City of Colorado Springs (City) in August 2004 and amended with City approval in December 2017. The District's service area is located in El Paso County, Colorado entirely within the boundaries of the City and, when combined with Flying Horse Metropolitan District No 2 (FHMD2), the combined service area of both districts encompasses 1,968 single family homes and multi-family units generally on the south side of North Gate Boulevard between Voyager Parkway and Highway 83. The District was established to provide financing for the design, acquisition, construction and installation of water, wastewater/stormwater, street improvements, safety protection, parks and recreational facilities, mosquito control, transportation, drainage and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District.

Through the consolidated service plan, the District was organized in conjunction with two other related districts, Flying Horse Metropolitan District No. 1 (FHMD1) and FHMD2. Beginning January 01, 2025, FHMD2 will own and maintain the parks and open spaces located within the service areas of the District and FHMD2.

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 organizations 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 organizations 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 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 significant accounting policies of the District are 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 of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

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

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.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District 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 property taxes and specific ownership taxes. 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 general obligation debt of the governmental funds.

The Capital Obligation Fund is used to account for the District's 15-year financial obligation to FHMD1 under the 2024 Capital Pledge Agreement.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

### **Budgets**

In accordance with Colorado State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate funds for the ensuing year. The appropriation is at the total fund expenditures 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.

Expenditures in the Debt Service Fund exceeded budgeted amounts. This may be a violation of State law.

## **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 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.

Investments are carried at net asset value.

## **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 sales 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 inflow 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.

## **Specific Ownership Taxes**

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. The District's share of specific ownership taxes received from the State is approximately 9.2% of total property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

## **Infrastructure Development Fees**

Pursuant to the Resolution Imposition of Infrastructure Development Fees adopted and approved by the District on May 12, 2005, as amended pursuant to the First Amendment to Resolution Imposition of Facilities Fees adopted and approved by the District on July 01, 2019 the District imposed fees (the "Facilities Fees") in the amount of \$2,000 for each single-family unit, \$500 for each multi-family unit and \$0.75 per square foot of commercial property, which Facilities Fees are due and payable to the District at the earlier of: (i) the issuance of a building permit; or (ii) the sale of a platted lot. The undeveloped land excluded from the District in April 2023 remains subject to Facility Fees.

## Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2024 are comprised of property taxes due from El Paso County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

## Capital Assets

Capital assets, which include infrastructure assets, are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District has 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.

When purchased or constructed, the District classifies newly acquired property, equipment and structures by functional area. The estimated depreciable lives assigned to each asset class are based on the assumption that such assets are reasonably and regularly maintained and used for their intended purpose.

## Equity

### Net Position

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

### 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: non-spendable, 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:

- **Non-spendable fund balance** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts) or legally or contractually required to be maintained intact.
- **Restricted fund balance** – The portion of a 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 a 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 a 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 a 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 policy to use the most restrictive classification first.

### NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2024 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments – unrestricted	\$	-
Cash and investments – restricted		20,953
<b>Total cash and investments</b>	<b>\$</b>	<b>20,953</b>

Cash and investments as of December 31, 2024 consist of the following:

Deposits with financial institutions	\$	5,477
Investments		15,476
<b>Total cash and investments</b>	<b>\$</b>	<b>20,953</b>

#### 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.

As of December 31, 2024, the District's cash deposits had a bank and carrying balance of \$5,477.

#### Investments

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

The District generally limits its concentration of investments to those listed 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 disclosure requirements or subject to 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.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2024, the District’s investments were comprised of the following:

Investment	Maturity	Amortized Cost
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 14,364
ColoTrust+ Fund	Weighted Average Under 60 Days	1,112
		<b>\$ 15,476</b>

### **CSAFE**

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. No limitations exist on the District’s ability to withdraw funds invested in CSAFE. CSAFE is rated AAAM by Standard & Poor’s.

## NOTE 4 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt for the 12-month period ended December 31, 2024:

	Balance at Dec. 31, 2023	Additions	Retirements	Balance at Dec. 31, 2024
Series 2019 Senior Bonds	\$ 17,800,000	\$ -	\$ -	\$ 17,800,000
Accrued Interest – Series 2019 Senior Bonds	1,926,669	1,167,387	( 1,167,000)	1,927,056
<b>Total</b>	<b>\$ 19,726,669</b>	<b>\$1,167,387</b>	<b>(\$1,167,000)</b>	<b>\$ 19,727,056</b>

Details regarding the District's long-term obligations are as follows:

### Series 2019 General Obligation Limited Tax Bonds (2019 Senior Bonds)

On July 30, 2019, the District issued \$17,800,000 in General Obligation Limited Tax Refunding Bonds, Series 2019 (“2019 Bonds”), the proceeds of which were used to refund the Series 2005A Bonds, fund the construction of additional public infrastructure and pay the costs of issuance of the 2019 Bonds. The 2019 Bonds were issued at the rate of 6.00% per annum and are payable annually on December 15, beginning December 15, 2019, from, and to the extent of, Senior Pledged Revenue available, if any, and mature on December 02, 2059. The 2019 Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the final maturity date. Unpaid interest on the 2019 Bonds compounds annually on each December 15. In the event any amounts due and owing on the 2019 Bonds remain outstanding on December 02, 2059, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The 2019 Bonds are secured by and payable solely from Senior Pledged Revenue, net of any costs of collection, which is comprised of the following:

- a) all property tax revenues generated by the imposition of the Required Senior Debt Service Mill Levy (not to exceed 30 mills);
- b) all specific ownership taxes attributable to the Required Senior Debt Service Mill Levy; and
- c) any other legally available amounts that the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

The Series 2019 Bonds are subject to redemption prior to maturity, at the option of the District on September 01, 2024, 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 (%)	Redemption Premium (\$)
September 01, 2024, to August 31, 2025	3.0%	\$ 534,000
September 01, 2025, to August 31, 2026	2.0%	\$ 356,000
September 01, 2026, to August 31, 2027	1.0%	\$ 178,000
September 01, 2027 and thereafter	0.0%	\$ -

### Events of Default – Series 2020 Bonds

The following events are considered events of default under the bond indenture of trust: (1) The District fails or refuses to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Indenture of Trust, (2) the District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District

in the Indenture or the Bond Resolution and fails to remedy the same after notice thereof is provided to the District by the Trustee, Bond Insurer or Bond Owners or (3) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds. Failure to pay the principal of or interest on the Bonds when due shall not, of itself, constitute an Event of Default if the District has levied the Required Mill Levy, complied with all covenants and conditions of the Indenture of Trust and remitted all Pledged Revenues to the Trustee. Available remedies for an Event of Default are (1) placing the district in receivership, (2) Trustee initiating a lawsuit against the District and (3) compelling the District to cure the default via mandamus or any other suit, action, or proceeding at law or in equity. Acceleration of the repayment of the Bonds is not an available remedy for an Event of Default.

### **Debt Authorization – TABOR**

On November 04, 2024, the remaining, unused debt issuance authorization obtained from the District’s electors in November 2004 expired Per C.R.S 32-1-1101(2). The District is unable to issue any additional debt without first submitting to the voters and obtaining voter approval of a TABOR ballot issue requesting authority to issue additional debt.

### **Debt Authorization – Service Plan**

The District’s Amended and Restated Service Plan establishes a Maximum Mill Levy, subject to certain conditions and restrictions, the District is permitted to impose on taxable property within the District for the payment of debt. The Maximum Debt Mill Levy is 30 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 01, 2005 – at which time, the ratio for residential and commercial property was 7.96% and 29%, respectively. The ratio for the 2024 collection year was 6.765% and 27.9%, respectively, for residential and commercial property, which caused the District’s Maximum Debt Mill Levy for debt service for 2024 to be 40.967.

The District’s Amended and Restated Service Plan does not contain a limitation on the amount of debt the District may issue.

## **NOTE 5 – INTERGOVERNMENTAL AGREEMENTS (IGAs)**

### **2004 IGA**

On December 02, 2004, the District, FHMD2 and FHMD1 (“Districts”) entered into an intergovernmental agreement to establish certain rights and obligations among the districts pertaining to (1) the financing and construction of public infrastructure benefitting the Flying Horse Community and (2) the operations and maintenance of public parks and open spaces within the Flying Horse Community (2004 IGA).

On November 05, 2024, the 2004 IGA was effectively terminated per the terms of the Settlement Agreement.

### **2024 Settlement Agreement**

In September 2024, the Districts and the Developer (defined in Note 8) entered into a settlement agreement to settle all disagreements, claims and litigation among all parties. Per the terms of the settlement agreement:

- FHMD1 agreed to dismiss its (1) \$12.1 million in construction cost and accrued interest claims against FHMD2/3 and (2) \$5.85 million in operations subsidy funding claims against FHMD2/3;

- The District, FHMD1 and Pulpit Rock agreed to advise the Court in the Organizational Case that they have resolved their disputes relating to the Motion to Revoke, that the Appeal is being dismissed with prejudice, and that the Settlement Agreement shall be made part of the record of the Organizational Case;
- FHMD2 and the District agreed to enter into the 2024 Capital Pledge Agreement with FHMD1 (described below);
- The Districts and the Developer agreed to terminate the 2004 Acquisition Agreement (described below);
- The Districts and the Developer agreed to terminate the 2004 Reimbursement Agreement (described below);
- The District, FHMD2 and Classic Homes agreed to enter into the 2024 Facilities Acquisition Agreement (described below); and
- Each party agreed to release each of the other parties from all past, present and future claims, known and unknown as of the date of the Settlement Agreement – except for claims arising from the 2024 Facilities Acquisition Agreement and the 2024 Capital Pledge Agreement.

A condition precedent to the ratification of the Settlement Agreement was obtaining approval from the District and FHMD2 voters regarding the multi-year obligation that would be created by the proposed 2024 Capital Pledge Agreement. FHMD2 and the District submitted a ballot issue to the voters to obtain voter authority to enter into the 2024 Capital Pledge Agreement. On November 05, 2024, 78.8% and 83.4% of the voters of FHMD2 and the District, respectively, authorized the District and FHMD3 to enter into the Capital Pledge Agreement with FHMD1.

### **2024 Capital Pledge Agreement**

Effective November 05, 2024 (date approval was obtained from the respective voters within the District and FHMD3), FHMD2 and FHMD3 entered into the 2024 Capital Pledge Agreement where FHMD2 and FHMD3 agreed to remit all tax revenue (including related specific ownership taxes less county treasurer collection fees) collected from a 3-mill levy to FHMD1 annually for 15 years beginning in 2024.

For 2024, the amount due to FHMD1 from the District under the 2024 Pledge Agreement was \$98,535. The District paid \$98,535 to FHMD1 in December 2024.

## **NOTE 6 –AGREEMENTS**

### **2004 Acquisition Agreement**

The Districts entered into an Acquisition Agreement with the Developer on December 2, 2004 (the “2004 Acquisition Agreement”), pursuant to which the Developer agreed to design, engineer, construct and install certain public infrastructure improvements and facilities as described therein and the Districts agreed to purchase and acquire such facilities at an amount equal to 100% of the actual and reasonable construction costs, including related soft costs, but excluding developer overhead and profit. The 2004 Acquisition Agreement provides that all public infrastructure in the Districts constructed by the Developer must conform to the standards and specifications of the City and any other governmental entities having jurisdiction over the Districts. The 2004 Acquisition Agreement provides that the District may satisfy its obligations thereunder through the issuance of bonds or other debt obligations.

On November 05, 2024, the 2004 Acquisition Agreement was effectively terminated per the terms of the Settlement Agreement.

## **2004 Reimbursement Agreement**

On December 2, 2004, the Districts entered into the Reimbursement Agreement with the Developer (the "Reimbursement Agreement") whereby, among other things, the Developer agreed to advance funds to the Districts for: (i) payment of costs and expenses related to the creation of the Districts ("Organizational Costs") and to fund any shortfalls in monthly operations and maintenance expenses ("Operations Costs"); and (ii) payment of the costs of designing, engineering, constructing, and installing certain municipal infrastructure ("Construction Costs") associated with the provision of certain public improvements (collectively, the "Advances"). Pursuant to the Reimbursement Agreement, Developer Advances to FHMD1 accrue interest at 8.00% per annum. Advances are intended to be paid from bond proceeds of one or more series of the Districts' general obligation or revenue bonds and other legally available revenues of the Districts after payment of debt service on such bonds.

On November 05, 2024, the 2004 Reimbursement Agreement was effectively terminated per the terms of the Settlement Agreement.

## **NOTE 7 – NET POSITION (DEFICIT)**

### **Non-Spendable Net Position**

The District's non-spendable net position as of December 31, 2023 in the general fund, debt service fund and contractual project fund totaled \$3,315, \$0, and \$0, respectively.

### **Restricted Net Position**

The District's restricted net position as of December 31, 2024 in the general fund, debt service fund and contractual obligation fund totaled \$14,200, \$16,976 and \$0, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 11 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the Series 2019 Bonds.

### **Unassigned Net Position**

The District's unassigned net position as of December 31, 2024 totaled (\$19,763,325). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to El Paso County and to FHMD1.

## **NOTE 8 – RELATED PARTIES**

The developer of all land within the District is Classic Development – Flying Horse, LLC, a Colorado limited liability company and Pulpit Rock Investments, LLC, a Colorado limited liability company (collectively, the "Developer"). The Developer is a wholly owned subsidiary of Elite Properties of America, Inc., a Colorado Corporation ("Elite Properties").

In 1999, Pulpit Rock Investments, LLC, a Colorado limited liability company ("Pulpit Rock") purchased the property that constitutes the Flying Horse Master Planned Community, which comprises all land located within the service boundaries of the District, FHMD3 and FHMD1. In general, the Developer purchases land from Pulpit Rock and then sells or transfers fully entitled lots to Elite Properties, or a subsidiary thereof, for the purpose of building homes on such lots.

Since the District's inception in 2004 through May 03, 2023, all or a majority of directors serving on the District's board were officers/employees/owners of the Developer and/or Elite Properties. Those directors filed conflicts of interest disclosures with the Colorado Secretary of State regarding their service on the District's board. Beginning on May 03, 2023, the majority of directors serving on the District's board reported no conflicts of interest regarding their service on the board.

On December 02, 2004, the District, FHMD1 and FHMD2 entered into the 2004 IGA. At the time the 2004 IGA was ratified, all directors serving on all district boards were officers/employees of the Developer.

#### **NOTE 9 – LAND EXCLUSION**

On April 28, 2023, approximately 46 acres of undeveloped commercially-zoned land from the District. Although the 46 acres of land has been excluded from the District's service area, such land remains subject to paying property taxes to the District on the District's annual debt service mill levy until the District's 2019 Senior Bonds (and any subsequent refinancing of such bonds) are paid off in full.

#### **NOTE 10 – RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

#### **NOTE 11 – TAX, SPENDING AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution—referred to 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). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

TABOR is complex and subject to legal interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

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.

On November 04, 2004, nine individuals qualified to vote by the Developer unanimously voted in approval of authorizing the District to:

- assess property taxes at no more than \$1.5 million annually, without limitation to rate, to pay the District's administrative, operations, maintenance and other expenses; and
- collect and spend or retain all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

## **NOTE 12 – LITIGATION**

On August 15, 2023, FHMD1 filed a lawsuit against FHMD2 and FHMD3 in El Paso District Court claiming the District and FHMD2 breached the 2004 IGA and FHMD1 demanded the Court place the District and FHMD2 into receivership pending the outcome of the lawsuit. On September 10, 2023, the District and FHMD2 jointly filed counterclaims against FHMD1 claiming the 2004 IGA is invalid, FHMD1 breached the covenant of good faith and fair dealing, FHMD1 failed to provide an accounting to the District of FHMD1's spending of funds transferred from the District to FHMD1 and FHMD1 breached the terms of the 2004 IGA. The District and FHMD2 also stated FHMD1's claims have no merit and demanded the Court place FHMD1 into receivership.

In September 2024, the Boards for the District, FHMD2 and FHMD1 entered into a settlement agreement to settle all disagreements, claims and litigation between FHMD2/3 and FHMD1. In connection with the settlement agreement, FHMD1 agreed to drop (1) \$12.1 million in construction cost and accrued interest claims against FHMD2/3 and (2) \$5.85 million in operations subsidy funding claims against FHMD2/3 in exchange for FHMD2 and FHMD3 entering into a Capital Pledge Agreement where FHMD2 and FHMD3 agree to remit all tax revenue collected from a 3-mill levy (including related specific ownership taxes less county treasurer collection fees) to FHMD1 annually for 15 years beginning in 2024.

Because the Capital Pledge Agreement is a multiple-fiscal year agreement, the District and FHMD2 submitted a ballot issue to the voters to obtain voter authority to enter into the Capital Pledge Agreement. On November 05, 2024, 78.8% and 83.4% of the voters of FHMD2 and the District, respectively, authorized FHMD2 and the District to enter into the Capital Pledge Agreement with FHMD1.

## **NOTE 13 – SUBSEQUENT EVENTS**

On March 21, 2025 (with an effective date of January 01, 2025), the District and FHMD2 entered into a memorandum of understanding regarding the funding and operation of parks and open spaces throughout the District and FHMD2. FHMD2 has agreed to assume the responsibility of maintaining and operating all parks and open spaces located within the District, and the District has agreed to remit its General Fund revenue net of District administrative expenses to FHMD2. The District and FHMD2 have also agreed to jointly manage the maintenance and operation of all parks and open spaces located throughout the Flying Horse Community – regardless of which district such property is located within.

**SUPPLEMENTARY INFORMATION**

**FLYING HORSE METROPOLITAN DISTRICT NO 3**  
**DEBT SERVICE FUND**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND**  
**BALANCES - BUDGET AND ACTUAL**  
**12-Month Period Ended**  
**December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 1,001,700	\$ 1,020,387	\$ 18,687
Specific ownership taxes	100,200	94,045	(6,155)
Facility fees	30,000	30,000	-
Other revenue	-	-	-
Net investment income	11,000	34,288	23,288
<b>Total Revenues</b>	<u>1,142,900</u>	<u>1,178,720</u>	<u>35,820</u>
<b>EXPENDITURES</b>			
Direct and indirect collection costs	24,000	18,641	5,359
Debt service			
Interest Expense - Series 2019A Bonds	1,118,900	1,167,000	(48,100)
Bond principal – 2019A Series Bonds	-	-	-
<b>Total Expenditures</b>	<u>1,142,900</u>	<u>1,185,641</u>	<u>(42,741)</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>-</u>	<u>(6,921)</u>	<u>(6,921)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in (out)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<u>-</u>	<u>(6,921)</u>	<u>(6,921)</u>
<b>FUND BALANCE – BEGINNING</b>	<u>-</u>	<u>23,897</u>	<u>23,897</u>
<b>FUND BALANCE – END OF YEAR</b>	<u>\$ -</u>	<u>\$ 16,976</u>	<u>\$ 16,976</u>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3  
DEBT SERVICE FUND  
COLLECTION COST DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>DIRECT AND INDIRECT COLLECTION COSTS</b>			
Collection fees – County Treasurer	\$ 15,100	\$ 15,141	\$ (41)
Bond paying agent fees	3,500	3,500	-
Miscellaneous	5,400	-	5,400
<b>Total Direct and Indirect Collection Costs</b>	<b><u>\$ 24,000</u></b>	<b><u>\$ 18,641</u></b>	<b><u>\$ 5,359</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**FLYING HORSE METROPOLITAN DISTRICT NO 3  
CONTRACTUAL OBLIGATION FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2024**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Net investment income	\$ -	\$ -	\$ -
Other	-	-	-
<b>Total Revenues</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>			
General and administrative fees	-	-	-
Capital projects			
Major capital projects	-	-	-
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>FUND BALANCE – END OF YEAR</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

FLYING HORSE METROPOLITAN DISTRICT NO. 3  
**SUMMARY OF ASSESSED VALUATION,  
MILL LEVY AND PROPERTY TAXES COLLECTED**  
December 31, 2024

SERVICE BOUNDARY DISTRICT (COUNTY TAX ENTITY #183)							
Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied			Total Property Taxes		Percent Collected to Levied
		Operations	Contractual Obligation	Debt	Levied	Collected (Note A)	
2018	\$15,543,580	10.236	-	31.417	\$ 647,437	\$ 645,504	99.7%
2019	\$16,686,320	10.226	-	31.355	\$ 693,834	\$ 692,809	99.9%
2020	\$17,370,170	10.261	-	31.566	\$ 726,541	\$ 701,717	96.6%
2021	\$18,086,320	10.261	-	31.566	\$ 756,497	\$ 753,451	99.6%
2022	\$21,978,410	10.456	-	31.369	\$ 919,247	\$ 920,193	100.1%
2023	\$22,718,820	10.569	-	31.708	\$ 960,500	\$ 960,023	100.0%
2024	\$30,272,220	11.030	-	33.090	\$1,335,600	\$1,356,411	101.6%
2025	\$30,021,030	8.347	3.000	34.272	\$1,369,600	[TBD]	[TBD]

BOND DEBT BOUNDARY DISTRICT (COUNTY TAX ENTITY #591)							
Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied			Total Property Taxes		Percent Collected to Levied
		Operations	Contractual Obligation	Debt	Levied	Collected (Note A)	
2024	\$ 372,190	N/A	N/A	33.090	\$ 12,300	\$ 12,316	100.1%
2025	\$ 372,190	N/A	N/A	34.272	\$ 12,800	[TBD]	[TBD]

**NOTE A:** Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years.

## **OTHER SUPPLEMENTARY INFORMATION**

FLYING HORSE METROPOLITAN DISTRICT NO. 3  
**CHANGE IN TOTAL OVERLAPPING MILL LEVY**  
 December 31, 2024

	2023 Mill Levy *	2024 Mill Levy **	Change
Flying Horse Metropolitan District No. 3	44.120	45.619	1.499
El Paso County	7.192	7.315	0.123
City of Colorado Springs	3.579	3.554	( 0.025)
Academy School District #20	47.867	45.959	( 1.908)
Pikes Peak Library District	3.061	3.140	0.079
South eastern Colo Water Conservancy District	0.888	0.747	( 0.141)
<b>Total Mill Levy</b>	<b>106.707</b>	<b>106.334</b>	<b>( 0.373)</b>

\* -- For property tax collections in 2024

\*\* -- For property tax collections in 2025

FLYING HORSE METROPOLITAN DISTRICT NO. 3

**HISTORICAL DEBT RATIOS**

December 31, 2024

	2020	2021	2022	2023	2024
<b>General obligation bonds</b>	\$ 17,800,000	\$ 17,800,000	\$ 17,800,000	\$ 17,800,000	\$ 17,800,000
<b>Accrued, unpaid interest - Bonds</b>	772,517	1,222,468	1,610,341	1,926,669	1,927,056
<b>Restricted cash</b>	( 5,244)	( 13,573)	( 17,039)	( 18,102)	( 9,282)
<b>Combined assessed property values within the District</b>	18,086,320	21,978,410	22,718,820	30,644,410	\$ 30,393,220
<b>Ratio of debt to assessed property values</b>	102.7%	86.5%	85.4%	64.3%	64.9%