

June 17, 2026

**Notice of the Regular Meeting of the Board of Directors of the
Meadowbrook-Fairview Metropolitan District**

Notice of the Regular Meeting of the Board of Directors of the:

Meadowbrook-Fairview Metropolitan District

Wednesday, June 17, 2026

5:30pm

Community Center (7640 S Estes St)

Business to be conducted:

1. Approval of Minutes - May 20, 2026
2. Contracts – Diversified Underground
3. Staff Reports
4. Financial Statements ending on May 31, 2026
5. Payment of Expenditures – June 17, 2026
6. Adjournment

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT**

May 20, 2026

The regular meeting of the Board of Directors of the Meadowbrook Fairview Metropolitan District was held on Wednesday, May 20, 2026, at 5:30 p.m., at the Community Center located at 7640 South Estes Street, Littleton, CO 80128.

The Acting Chairperson, Anthony DeSaverio, appointed Jennifer Robinson as Recording Secretary for the purposes of the meeting. The Chairperson noted that the notice posted on the District's website contained proper notification of the meeting. The Acting Chairperson reported attendance as follows:

Board Members Present: Jack Campbell, Chairperson and Treasurer
 Anthony DeSaverio, Acting Chairman
 David Dillon, Secretary
 Cyndi Tunstead
 Nicole SanFilippo

Staff Members Present: Chris Purrington, Engineer
 Scott Wilkinson, Attorney
 Darcy Beard, Accountant
 Kyle Beard, Accountant
 Andy Anderson, Manager of Operations
 Jennifer Robinson, Recording Secretary

Public Present: Michael Owen

The Acting Chairperson noting that a quorum was present and that notice of the meeting had been properly posted, opened the meeting for business. A copy of the notice, as posted in accordance with the District's notice policy, is attached to these minutes and incorporated herein by this reference.

ACTION ITEMS:

- 1. Approval of the Minutes of the April 15, 2026 Meeting:** Mr. DeSaverio called for consideration of the minutes of the April meeting. Mr. Wilkinson requested that the Legal section under Item No. 2 be removed citing attorney-client privilege. After discussion, Mr. Campbell moved that the minutes of the April 15, 2026 meeting be approved with the requested change. The motion was seconded by Mrs. Tunstead and unanimously passed.

2. **Approval of Proposal for 2026 CIPP Project by Inliner:** Mr. Purrington revisited the findings of the Maintenance Program, which included the recommendation to repair eight (8) sanitary sewer pipe segments via cured-in-place (CIPP). Inliner Solutions provided a proposal for the repair in the amount of \$117,698.00. After discussion, Mr. Campbell moved to approve the proposal from Inliner Solutions. The motion was seconded by Mrs. Tunstead and unanimously passed. Mr. DeSaverio signed the proposal authorizing Inliner Solutions to proceed.

3. **Staff Reports:** The Board then heard from the staff.
Management
Mr. Anderson reviewed the Management Report. He highlighted the completion of the remodel work done on the Community Center bathrooms. Mr. Anderson also updated the Board on the discussions with Diversified Underground regarding outsourcing locate services. Management and Legal are reviewing the Contract, which is expected to be presented to the Board next month.

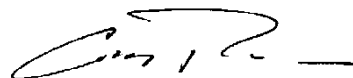
Engineering
Mr. Purrington reviewed the Engineering Report.

4. **Financial Statements:** Mr. Beard reviewed the unaudited financial statements for the four months ending April 30, 2026. After discussion, Mr. Campbell moved that the unaudited financial statements be accepted as presented. The motion was seconded by Mrs. Tunstead and unanimously passed.

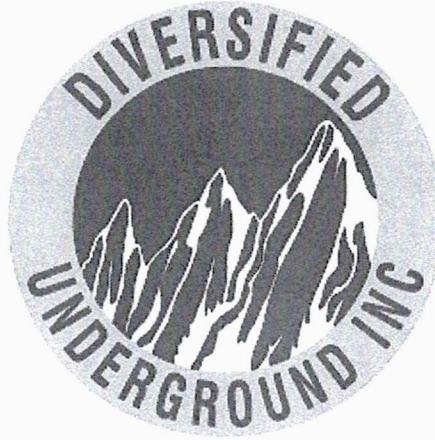
5. **Payment of Expenditures:** The Board then reviewed the cash disbursements. Cash disbursements totaled \$392,944.03, that included a \$350,000 transfer of funds to ColoTrust. After discussion, Mr. DeSaverio moved that the expenditures be paid as submitted. The motion was seconded by Mrs. Tunstead and unanimously passed.

The meeting was adjourned.

Respectfully submitted,



By: Chris Purrington
for Jennifer Robinson, Recording Secretary
Meadowbrook Fairview Metropolitan District



Utility Locate Services Agreement

CLIENT: Meadowbrook Fairview Metropolitan District

DATE: 6/5/2026

This Utility Locate Services Agreement (this "Agreement") is entered into by and between Diversified Underground Inc. a Colorado corporation hereinafter referred to as the "Company" and the above-mentioned Client hereinafter referred to as "Client" as of the date set forth above. The terms and conditions of this Agreement and the rights and obligations of the Company and the Client shall be subject to and interpreted in accordance with the laws of the state of Colorado, and any dispute shall be litigated in Jefferson County, State of Colorado. The Company and the Client are sometimes collectively referred to herein as the "Parties", each a "Party".

Scope of work:

Diversified Underground Inc. shall provide and furnish at its own cost and expense, all materials, machinery, equipment, tools, superintendence, labor, insurance and other accessories and services necessary to perform the Locates (defined below), close out tickets, and provide related services in accordance with the conditions and prices stated in this Agreement. Notwithstanding the foregoing, services performed by the Company under this Agreement will be provided in a manner consistent with or exceeding industry standards. The Company shall provide the services for the Client at the pricing shown below.

Upon receiving a request for a utility locate (a "Request") through a ticket or directly from the Client, the Company will perform the actual locate verification (the "Locates") within two business days, which shall include, without limitation, contacting the party who submitted the Request to either (i) inform them that their proposed dig area (the "Dig Area") is outside of the Client's service area and that no underground utilities are shown on the Key Maps on or within fifty (50) feet of the Dig Area, or (ii) arrange for the Company's entry onto the Dig Area to mark the location of any underground utilities operated by the Client or shown on the Key Maps (defined below), and, to the extent required, so mark those locations ("Utility Line Marks"). In the case of an after-hours emergency Request, the Company will perform the Locates within 2 hours or contact the party who submitted the Request to ensure no excavation or other work which could impact the utility lines takes place prior to Company arrival, and promptly perform the Locates thereafter.

All tickets will be sent to Diversified Underground via one of the following methods: UNCC Client

Project Assumptions:

The Parties agree that any Utility Line Marks will locate the utilities within no more than eighteen inches (18") on either side of the mark, horizontally (the "Paint Tolerance").

If a Key Map shows a utility line on or within fifty (50) feet of the Dig Area, and the Company cannot detect that utility line, such line is referred to herein as an "Un-locatable Line" and the Company shall take the following actions with respect to such Un-Locatable Line: (i) perform straight-line Utility Line Marks between two detectable physical features related to the utility line (e.g. manhole covers, valve caps, connectors, meter pits, etc.) and shown on the Key Map with extra-wide, parallel paint lines that are collectively, at minimum, 18 inches plus twice the width of mapped Un-Locatable Line (e.g. if width of the Un-locatable Line is 10 inches, the total width of the Utility Line Marks shall be not less than 38 inches); and (ii) indicate on the ticket to the party that submitted the same that the Utility Line Marks are a result of straight-lining, that the Company did not detect a utility line shown on a Key Map, and that additional potholing may be required to locate a line. Except for damages resulting from the Company's failure to perform the obligations set forth above with respect to Un-locatable Lines, the Company shall have no liability for damages resulting from utilities being Un-Locatable Lines, or unmapped utilities not shown on or within fifty (50) feet of the Dig Area on the Key Maps. Furthermore, the Paint Tolerance standard set forth above shall not apply to Utility Line Marks for Un-locatable Lines.

The Company will be responsible for archiving tickets from UNCC for a period of not less than 8 years.

A ticket shall be for Dig Areas on a single lot, or linear Dig Areas along a right of way or otherwise between two points. With respect to a ticket for a linear Dig Area (i.e. along a right of way or otherwise for a linear area along two points), the cost of providing the Locate with respect to such ticket will include all tracer station hookup locations, test stations, or sites (i.e. any starting or end points connected to the utility lines shown on Key Maps) necessary to identify the underground facilities within the Dig Area; provided, however, that the pricing below shall be for tickets for Dig Areas up to 500 linear feet (i.e. along a right of way or between two points submitted with such ticket) and any Locates related to tickets for Dig Areas in excess of 500 linear feet shall be priced as though they were separate tickets not to exceed 500 feet. For example, if a ticket contemplates a Dig Area of 700 linear feet along a right of way, it will be priced as though it were two tickets (e.g. one for 500 ft and one for 200ft), but it will be submitted and the Locate will be performed as a single ticket.

Indemnification:

The Company shall indemnify, defend and hold harmless the Client and its past and present directors, officers, employees and agents from and against all claims, damages, losses and expenses, including but not limited to reasonable attorneys' fees, arising out of or relating to the performance of the Locates, but only to the extent caused by (i) a breach of this Agreement by the Company; or (ii) the intentional or negligent acts or omissions of the Company, its directors, officers, agents, employees, or subcontractors. The Client shall have the right to select legal counsel to represent it in the defense or settlement of any alleged claim, damage, loss or expense for which the Company has an obligation hereunder to indemnify the Client, notwithstanding the Company's obligation to pay the reasonable attorneys' fees, costs and expenses incurred by such legal counsel. This section shall survive the Term or earlier termination of this Agreement.

Special Notes:

The Client shall provide the Company with current and up to date Key Maps and provide updated information as it becomes available. The Company shall maintain the confidentiality of the Key Maps at all times and take the necessary precautions to keep such Key Maps confidential, which precautions shall in no event be less than those the Company utilizes to protect its own confidential information (provided such precautions shall, in any event, be at least reasonable precautions). The Company shall only use the Key Maps to perform the Locates and shall not utilize any Key Maps, or any other information provided by the Client, in any way detrimental to the Client. The Company shall not, without the Client's prior written consent, make commercial or personal use of any such information provided by the Client (except to perform the Locates). Furthermore, the Company shall not disclose any Key Maps except to those employees performing the Locates that need to know such information to perform the same. At the end of the Term, the Company shall return or destroy, at the Client's option, all Key Maps and any other information provided by the Client to the Company. This Section survives the Term or earlier termination of this Agreement. The Company will provide, at the Client's request, limited access to Company's ticket management system, including, without limitation, any archived tickets.

Insurance:

The Company shall, at its sole expense, obtain and maintain through the period this Agreement is in effect and for a period of ten (10) years thereafter the following minimum insurance:

- a. Worker's compensation insurance in such amounts and covering all risks as provided and required by employers under Colorado law.
- b. Commercial general liability insurance covering operations under this Agreement for bodily injury or death, and real or personal property damage, not less than \$1,000,000 for each occurrence and \$2,000,000 aggregate for occurrences during the policy period, with an additional \$5,000,000 Umbrella Policy for General Liability.
- c. Automobile liability insurance on all self-propelled vehicles used in connection with the Project, whether owned, non-owned, or hired; public liability limits of not less than \$1,000,000 for one person and \$1,000,000 for each accident; property damage limit of \$1,000,000 for each accident.
- d. Professional Liability and Pollution Liability insurance covering the Locates (to the extent they are characterized as professional services) and any pollution resulting from errors or omissions in connection therewith with limits of not less than \$2,000,000 Professional Liability and \$2,000,000 Pollution Liability.

All insurance required hereunder shall include subrogation waivers in favor of Client and its past and present directors, officers, employees and agents (hereinafter, the "Client Group"). Client Group shall be named as an additional insured on the insurance specified in subsection (b) above (i.e., CGL and Umbrella policies), with coverages no less restrictive than those available to Company thereunder. All insurance required to be provided by Company hereunder shall be primary to any insurance otherwise available to Client Group (or any member thereof), and the policies or insurance coverage otherwise available to Client Group (or any member thereof) shall be non-contributory. The limits specified above are minimums and Client Group (or any member thereof) shall be entitled to the greater of the limits specified herein or the actual limits by Company.

The Company shall furnish the Client with one or more certificates of insurance evidencing compliance with the foregoing requirements before commencing the Locates, and hereby warrants its continued maintenance of the foregoing insurance throughout the period this Agreement is in effect and thereafter as specified above. Neither receipt nor acceptance of policies, endorsements or certificates, whether or not indicating reduced or different coverages than required herein, nor permitting Company to proceed with the Locates without strictly complying with the insurance requirements of this Agreement, nor the making of any payment to Company as compensation for the Locates without strictly complying with the insurance requirements of this Agreement, nor any other forbearance or omission by Client or Client Group with regard to these insurance requirements, shall be deemed a waiver of, or estoppel to assert, any right on the part of any member of Client Group regarding these insurance requirements

Term And Termination:

The term of this Agreement (as the same may be extended, the "Term") shall be from the effective date set forth above until December 31, 2028. This Agreement shall automatically renew for subsequent two (2) year Terms on the same terms and at the same fee rates set forth below; provided, however, that the Company may, not less than sixty (60) days prior to the end of the then-current Term, submit updated fees to the Client for review and approval. If such updated fees are received by the Client, then the Client shall review and may, by notice to the Company, either approve or disapprove of the updated fees prior to the end of the then-current Term. If the Client approves the updated fees, then the updated fees shall be incorporated into this Agreement and the Agreement shall automatically renew as provided above. If the Client disapproves, or does not timely approve, of the updated fees, then this Agreement shall automatically terminate at the end of the then-current Term.

Either Party may terminate this Agreement at any time for any or no reason upon sixty (60) days prior written notice to the other Party. If either Party terminates this Agreement before the Term is completed, the Company shall be paid for the labor, materials and equipment actually provided through the date of termination.

Invoice terms:

The Company will invoice the Client on a monthly basis, for all tickets submitted during the previous month. Invoices shall be submitted during the first week of each month. Any invoice received after the first week of the month shall be deemed to have been submitted the following month (and the Due Date shall be adjusted accordingly). Invoices must be paid by the Client within 30 days of the invoice date

(the "Due Date"). Invoices not paid within ten days of the Due Date will be considered past due and subject to a late fee of 8% per annum. Invoices subject to collection will carry charges for reasonable attorney fees, court cost, and collection fees that will become part of the total amount due.

Services and Fees:

The Company will be responsible for locating the following utilities: Sewer

The Company shall charge the following rates for utility locates to the Client:

Respond to and locate during normal business hours as defined by UNCC: \$18 per ticket

Respond to and locate after hours as defined by UNCC (regardless of whether Utility Line Marks are required): \$60 per ticket

Pre-screen of tickets/canceled tickets not requiring Utility Line Marks: \$4 per ticket

I hereby certify that I have the authority to order the services specified in this document for the Client. The prices, Scope of work and conditions of this agreement are satisfactory and are hereby accepted. Authorization is hereby given to do the work as specified. Payment to Company will be made as stated above.

Client Company Name:

Name: Meadowbrook Fairview Metropolitan District

Title: _____

Signature: _____

Provider Company Name: Diversified Underground, Inc.

Name: SOSIT ALLEN

Title: OPS MANAGER

Signature: _____

Billing/Invoicing Information:

UNCC Registration Code: MFMD

Billing Address: PO Box 2930, Parker, CO 80134

AP Contact Name: Kyle Beard

AP Contact Phone: 303-877-2063

AP Contact Email: Kyle.Beard.cpa@gmail.com

Field Contact Name: Andrew Anderson

Field Contact Phone: 303-549-3116

Field Contact Email: andrew.anderson8109@gmail.com

Requested Start Date(Requires 72 hours to set up account): 6/15/26



ENGINEERING YOUR VISION

ENGINEER'S REPORT

June 2026

Meadowbrook-Fairview Metropolitan District

1. *2026 Capital Improvements Project*

Based on the findings of the Maintenance Program, we have identified eight (8) sanitary sewer pipe segments in need of cured-in-place pipe (CIPP) repair. This includes five (5) pipe segments identified from the 2025 Maintenance Program.

The total length of pipe is 2,363 LF. At the May board meeting, the District awarded the project to Inliner Solutions in the amount of \$117,698.

Inliner anticipates completing the work in late summer.

2. *South Carr Court – Sanitary Sewer Main Extension*

The South Carr Court, LLC was created by eight (8) individual homeowners on South Carr Court between Elmhurst and Fairview. The LLC has retained JR Engineering to design the main extension that will serve the properties. The Sanitary Sewer Plans are acceptable and will be approved with the Water Plans.



MANAGEMENT AND OPERATIONS REPORT

June 2026

Meadowbrook Fairview Metropolitan District Meadowbrook Water District

Meadowbrook Fairview Metropolitan District

1. *Massey Lift Station*

Staff completed the trenching, conduit installation, and burial of the CenturyLink communication line extending from the pedestal to the chatterbox. Office personnel also contacted the owner of 8682 S Wadsworth Ct to notify him that the line has been relocated away from his property line and will not interfere with the construction of his building foundation.

Additionally, staff performed an evaluation of the lift station. While the pumps and wet well are in good working order, there are a few recommended upgrades as follows:

- Vent for when generator is in operation
- Automatic Transfer Switch for generator
- Permanent shore power for generator block heater and battery charger
- Overhead lighting and 120-volt outlets on interior of structure
- Motion sensor light on exterior of structure
- Garage door opener configuration for when generator operates
- Davit Crane to lift pumps
- Structure door knob & lock upgrades

We will get pricing for these items and present them at a future meeting.

2. *Telemetry / SCADA*

CDS would like to engage with Browns Hill Engineering and Controls (BHEC) to evaluate upgrades to the Telemetry / SCADA within the District. This would improve communications with Massey Lift Station and staff as well as allow staff to monitor the lift station from smartphones. We will request a quote from BHEC and present it to the Board at a future meeting.

3. *Locates*

Scott Wilkinson finalized the contract with Diversified Underground. Transitioning utility marking services to Diversified Underground is anticipated to provide financial benefits to the District while allowing Staff to focus more efficiently on the maintenance and operation of the water and sewer systems.

The contract is being presented to the Board for approval.



Meadowbrook Water District

1. Main Breaks

No Main Breaks.

2. Meter Installation Status

Staff installed 25 cellular water meters during the reporting period.

3. Locates

Scott Wilkinson finalized the contract with Diversified Underground. Transitioning utility marking services to Diversified Underground is anticipated to provide financial benefits to the District while allowing Staff to focus more efficiently on the maintenance and operation of the water and sewer systems.

The contract is being presented to the Board for approval.

4. Telemetry / SCADA

CDS would like to engage with Browns Hill Engineering and Controls (BHEC) to evaluate upgrades to the Telemetry / SCADA within the District. This would improve communications with the pressure gauges and staff as well as allow staff to monitor the pressure gauges from smartphones. We will request a quote from BHEC and present it to the Board at a future meeting.

5. Army Corp of Engineers

Staff coordinated with John Leary of Excell Pump Services to install the U.S. Army Corps of Engineers' 6-inch Badger Turbo meter located at 9307 S Wadsworth Blvd. The meter installation and programming were successfully completed on June 15th.

MISCELLANEOUS

- Finals: 8
- Delinquent Letters: 16 Water, 16 Sewer
- Locates: 52
- New Water Service Inspection: 0

IT Upgrades

The District has been functioning without a network and central electronic filing system. CDS would like to upgrade the District Office with a Network Attached Storage (NAS). The intent is to have a location to store District documents digitally and move away from hard copy storage. The estimate cost the NAS including wiring & labor is anticipated to be around \$2,000. We expect to split the costs across the four (4) Districts that we represent – similar to how the rent is shared.

BLUE DIAMOND ACCOUNTING & CONSULTING INC.

**6050 POWELL ROAD
PARKER, COLORADO 80134
Mobile 303-594-5488
d.beardcpa@outlook.com**

Accountant's Compilation Report

Board of Directors
Meadowbrook Fairview Metropolitan District

We have compiled the accompanying Treasurer's Report of Meadowbrook Fairview Metropolitan District and the related Statement of Net Assets, Statement of Revenues and Expenditures and Investment Statement for the five months ending May 31, 2026. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any form of assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

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 designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with the Statements for Accounting and Review Services issued by the American Institute for Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all the disclosures, and the statement of cash flows 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 company's assets, liabilities, equity, revenue and expenses. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Meadowbrook Fairview Metropolitan District.

Blue Diamond Accounting & Consulting Inc.
June 17, 2026

**MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT
UNAUDITED TREASURER'S REPORT
FOR THE FIVE MONTHS ENDING MAY 31, 2026**

	<u>ACTUAL</u>		<u>BUDGET</u>		
			2026		2026
<u>REVENUES</u>	<u>MONTH</u>	<u>YTD</u>	<u>YTD</u>	<u>VARIANCE</u>	<u>ANNUAL</u>
COMMUNITY CENTER RENTAL INCOME	\$ -	\$ 255.00	208	\$ 47	\$ 500
INSPECTION REVENUE	-	78.00	65	13	156
INVESTMENT INCOME	25,103.81	121,273.79	100,042	21,232	240,100
INVESTMENT MARKET VALUE ADJUSTMENT	-	(6,621.75)	-	(6,622)	-
MISCELLANEOUS INCOME	-	-	-	-	-
OWNERSHIP TAX	870.49	4,433.73	4,003	431	10,500
PROPERTY TAX	12,331.54	120,830.34	124,799	(3,969)	182,936
SEWER REVENUE	43,398.74	220,207.59	212,190	8,018	509,256
SEWER TAP SALES	-	4,000.00	3,333	667	8,000
TOTAL REVENUES	\$ 81,704.58	\$ 464,456.70	\$ 444,640	\$ 19,817	\$ 951,448
<u>EXPENDITURES</u>					
ACCOUNTING	\$ 3,071.25	\$ 13,891.50	\$ 16,800	\$ (2,909)	\$ 40,320
AUDIT	-	-	6,500	(6,500)	7,000
COMMUNITY CENTER EXPENSE	-	4,520.04	32,792	(28,272)	78,700
CONTRACT MAINTENANCE CC	6,767.50	11,477.97	6,247	5,231	14,992
CONTRACT MAINTENANCE SEWER	9,333.38	47,062.35	60,408	(13,346)	144,980
COUNTY TREASURER FEES	185.06	1,812.63	1,872	(59)	2,744
DIRECTOR FEES & PAYROLL TAXES	538.25	2,716.25	2,691	25	6,459
ENGINEERING	2,113.55	22,282.11	23,333	(1,051)	56,000
INSURANCE	-	5,320.00	5,546	(226)	5,546
LEGAL FEES	901.50	11,688.47	11,813	(124)	28,350
MANAGEMENT	4,640.00	24,248.46	24,616	(368)	59,079
MISCELLANEOUS	-	345.54	938	(592)	2,250
OFFICE SUPPLIES & EXPENSE	2.34	687.41	3,122	(2,435)	7,494
SEWER MAINTENANCE	129.85	46,059.67	21,564	24,496	51,754
TELEPHONE & UTILITIES	321.19	2,342.83	3,194	(851)	7,665
CAPITAL IMPROVEMENTS/RESERVE	-	-	70,834	(70,834)	170,001
TOTAL EXPENDITURES	\$ 28,003.87	\$ 194,455.23	\$ 292,269	\$ (97,814)	\$ 683,334

SEE ACCOMPANYING ACCOUNTANT'S REPORT.

**MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT
CASH DISBURSEMENTS
June 17, 2026**

<u>PAYEE</u>	<u>DESCRIPTION</u>	<u>Sub Total</u>	<u>CHECK NUMBER</u>	<u>AMOUNT</u>
<u>CHECKS ISSUED & DIRECT DEPOSITS</u>				
Anthony DeSaverio	Director Fees 6/17/2026		DD	\$ 92.35
Cyndi Tunstead	Director Fees 6/17/2026		DD	92.35
David Dillon	Director Fees 6/17/2026		DD	92.35
Jack Campbell	Director Fees 6/17/2026		DD	92.35
Nicole SanFilippo	Director Fees 6/17/2026		DD	92.35
Blue Diamond Accounting & Consulting Inc	Accounting	3,071.25	6566	3,073.59
	Postage	2.34		
Complete District Services, LLC	Management	4,640.00	6567	20,740.88
	Contract Sewer	7,228.25		
	Community Center	6,767.50		
	Reimbursable Expenses	2,105.13		
Davis & Ceriani	Legal		6568	901.50
Purrington Civil LLC	Engineering	\$ 2,113.55	6569	3,478.55
	Developer Funded Project	\$ 1,365.00		
UNCC	Locates		6570	129.85
TOTAL CHECKS & DIRECT DEPOSITS				<u>\$ 28,786.12</u>
<u>ACH PAYMENTS</u>				
Century Link	Utilities			\$ 95.68
Xcel Energy	Utilities			225.51
TOTAL ACH PAYMENTS				<u>\$ 321.19</u>
TOTAL CASH DISBURSEMENTS				<u>\$ 29,107.31</u>

SEE ACCOMPANYING ACCOUNTANT'S REPORT.

**MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT
INVESTMENT SCHEDULE
MAY 31, 2026**

<u>DESCRIPTION</u>	<u>RATE/YIELD</u>	<u>FACE VALUE</u>	<u>COST/ BASIS</u>	<u>5/31/2026 MARKET VALUE</u>
COLOTRUST EDGE	3.8765%	\$ 6,657,686	\$ 6,657,686	\$ 6,651,064
COLOTRUST PLUS	3.7576%	<u>1,289,701</u>	<u>1,289,701</u>	<u>1,289,701</u>
TOTAL SECURITIES		<u>\$ 7,947,387</u>	<u>\$ 7,947,387</u>	<u>\$ 7,940,765</u>

**MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT
STATEMENT OF NET ASSETS
MAY 31, 2026**

ASSETS

CURRENT ASSETS:

WELLS FARGO CHECKING	\$ 510,101.33
COLOTRUST	7,940,764.84
ACCOUNTS RECEIVABLE	4,576.00
ACCOUNTS RECEIVABLE - REIMBURSABLE	6,680.49
ACCOUNTS RECEIVABLE - MEADOWBROOK WATER	43,398.74
DEFERRED PROPERTY TAX RECEIVABLE	<u>62,085.66</u>
TOTAL CURRENT ASSETS	\$ 8,567,607.06

FIXED ASSETS:

EASEMENTS	\$ 10,022.45
LAND & LAND IMPROVEMENTS	14,500.00
PLANT & EQUIPMENT	779,193.37
LESS ACCUMULATED DEPRECIATION	<u>(162,405.37)</u>
TOTAL FIXED ASSETS	<u>\$ 641,310.45</u>

TOTAL ASSETS	<u><u>\$ 9,208,917.51</u></u>
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LIABILITIES & NET ASSETS

CURRENT LIABILITIES:

ACCOUNTS PAYABLE	\$ 27,007.95
DEFERRED PROPERTY TAX REVENUE	<u>62,085.66</u>
TOTAL CURRENT LIABILITIES	\$ 89,093.61

NET ASSETS:

CONTRIBUTED CAPITAL - TAP SALES	\$ 1,538,477.00
CONTRIBUTED CAPITAL - PROPERTY	617,719.00
EMERGENCY RESERVE	20,081.00
RESERVED CAPITAL CONTRIBUTIONS	250,000.00
UNRESTRICTED	6,431,760.43
CHANGE IN NET ASSETS - UNRESTRICTED	<u>261,786.47</u>
TOTAL NET ASSETS	<u>\$ 9,119,823.90</u>
TOTAL LIABILITIES & NET ASSETS	<u><u>\$ 9,208,917.51</u></u>

SEE ACCOMPANYING ACCOUNTANT'S REPORT.

**MEADOWBROOK FAIRVIEW METROPOLITAN DISTRICT
STATEMENT OF REVENUES & EXPENDITURES
FOR THE FIVE MONTHS ENDING MAY 31, 2026**

OPERATING REVENUE:

COMMUNITY CENTER RENTAL INCOME	\$ 255.00
SEWER REVENUE	220,207.59
OTHER INCOME	<u>78.00</u>
TOTAL OPERATING REVENUE	\$ 220,540.59

OPERATING EXPENSES:

AUDIT & ACCOUNTING	\$ 13,891.50
COMMUNITY CENTER EXPENSES	4,520.04
CONTRACT MAINTENANCE	58,540.32
DIRECTOR FEES	2,716.25
ENGINEERING	22,282.11
INSURANCE	5,320.00
LEGAL FEES	11,688.47
MAINTENANCE & REPAIR SEWER	46,059.67
MANAGEMENT EXPENSE	24,248.46
MISCELLANEOUS EXPENSES	345.54
OFFICE EXPENSE & SUPPLIES	687.41
UTILITIES & TELEPHONE	2,342.83
DEPRECIATION & AMORTIZATION	<u>8,215.00</u>
TOTAL OPERATING EXPENSES	\$ 200,857.60
NET OPERATING INCOME (LOSS)	\$ 19,682.99

NON OPERATING INCOME:

PROPERTY & OWNERSHIP TAXES	\$ 125,264.07
INVESTMENT INCOME	114,652.04
SEWER TAP SALES	<u>4,000.00</u>
TOTAL NON OPERATING INCOME	\$ 243,916.11

NON OPERATING EXPENSES:

TREASURER'S FEES	\$ 1,812.63
TOTAL NON OPERATING EXPENSES	<u>\$ 1,812.63</u>
NET NON OPERATING INCOME (LOSS)	<u>\$ 242,103.48</u>

CHANGE IN NET ASSETS \$ 261,786.47

NET ASSETS - BEGINNING \$ 8,858,037.43

NET ASSETS \$ 9,119,823.90

SEE ACCOMPANYING ACCOUNTANT'S REPORT.