

September 29, 2023

**GOLDEN EAGLE ACRES METROPOLITAN DISTRICT No. 3**  
**2022 ANNUAL REPORT**

**FOR FILING WITH THE COLORADO STATE AUDITOR, DIVISION OF LOCAL GOVERNMENT,  
WELD COUNTY CLERK AND RECORDER AND THE TOWN OF SEVERANCE, COLORADO**

The following shall constitute the mandatory 2022 Annual Report for Golden Eagle Acres Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado and duly organized and existing special district organized pursuant to Title 32, Article 1, Colorado Revised Statutes (the "District").

**1. BOUNDARY CHANGES**

No changes were made to the District's boundaries in 2022.

**2. INTERGOVERNMENTAL AGREEMENTS**

The District did not enter into any intergovernmental agreements in 2022.

**3. RULES & REGULATIONS**

Current Rules and Regulations are available at:

<https://www.goldeneagleacres.com/community-information.html>.

**4. LITIGATION**

As of December 31, 2022, there is no active or pending litigation against the District.

**5. CONSTRUCTION OF PUBLIC IMPROVEMENTS**

None.

**6. FACILITIES/IMPROVEMENTS CONSTRUCTED AND CONVEYED OR DEDICATED TO  
COUNTY OR MUNICIPALITY**

None.

7. **FINAL ASSESSED VALUATION OF THE DISTRICT AS OF DECEMBER 31, 2022**  
The final assessed valuation of the District as of December 31, 2022 is \$19,656,710.
8. **2022 BUDGET**  
A copy of the District's 2022 budget is attached hereto as Exhibit A.
9. **AUDITED FINANCIAL STATEMENT**  
The 2022 Audit will be provided upon acceptance by the Board of Directors.
10. **DEFAULTS**  
None.
11. **UNPAID OBLIGATIONS (PAST 90 DAYS)**  
None.

**EXHIBIT A**  
**2022 BUDGET**

# Golden Eagle Acres Metro District No. 3

## 2022 Budget

Modified Accrual Basis

### General Fund

	2020 Actual	2021 Budget	2021 Amended Budget	2022 Budget
<b>Beginning Balance</b>	-	500	356	1,358
<b>Income</b>				
Interest Revenue	-	-	3	-
Property Taxes	28,054	49,170	49,164	258,974
Specific Ownership Taxes	1,332	2,459	2,471	15,538
<b>Total Income</b>	29,386	51,629	51,638	274,512
<b>Expense</b>				
Treasurers Fees	421	738	738	3,885
Contingency	-	-	-	-
Intergovernmental Fees	28,965	50,891	49,898	268,037
<b>Total Expense</b>	29,386	51,629	50,636	271,922
<b>Excess Revenue (Expenses)</b>	-	-	1,002	2,590
Ending Fund Balance	-	500	1,358	3,948

# Golden Eagle Acres Metro District No. 3

## 2022 Budget

### Debt Service Fund

	2020 Actual	2021 Amended Budget	2021 Budget	2022 Budget
<b>Beginning Balance</b>	-	-	-	-
<b>Income</b>				
Bond Proceeds	-	-	-	-
Interest Revenue	-	-	-	-
Property Taxes	-	-	-	763,973
Property Taxes - Contractual	-	-	-	271,922
Specific Ownership Taxes	-	-	-	45,838
Specific Ownership Taxes - Contractual	-	-	-	16,315
Tax Related Interest	-	-	-	-
<b>Total Income</b>	-	-	-	1,098,048
<b>Expense</b>				
Treasurers Fees	-	-	-	11,460
Treasurers Fees - Contractual	-	-	-	4,079
Paying Agent Fees	-	-	-	-
Intergovernmental Transfer	-	-	-	284,158
Intergovernmental Transfer	-	-	-	798,351
<b>Total Expense</b>	-	-	-	1,098,048
<b>Excess Revenue (Expenses)</b>	-	-	-	-
Ending Fund Balance	-	-	-	-