

September 29, 2023

GOLDEN EAGLE ACRES METROPOLITAN DISTRICT No. 2
2022 ANNUAL REPORT

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

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 \$2,558,350.

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. 2

2022 Budget

Modified Accrual Basis

General Fund

	2020 Actual	2021 Budget	2021 Amended Budget	2022 Budget
Beginning Balance	-	500	277	1,159
Income				
Interest Revenue	-	-	3	-
Property Taxes	21,832	50,988	50,988	24,281
Specific Ownership Taxes	1,036	2,549	2,562	1,457
Tax Related Interest	15	-	230	-
Total Income	<u>22,883</u>	<u>53,537</u>	<u>53,783</u>	<u>25,738</u>
Expense				
Treasurers Fees	328	765	769	364
Contingency	-	-	-	-
Intergovernmental Fees	<u>22,555</u>	<u>52,272</u>	<u>52,133</u>	<u>25,374</u>
Total Expense	<u>22,883</u>	<u>53,037</u>	<u>52,901</u>	<u>25,738</u>
Excess Revenue (Expenses)	<u>-</u>	<u>500</u>	<u>882</u>	<u>-</u>
 Ending Fund Balance	 -	 500	 1,159	 1,159

Golden Eagle Acres Metro District No. 2

2022 Budget

Debt Service Fund

	2020 Actual	2021 Budget	2021 Amended Budget	2022 Budget
Beginning Balance	-	-	-	-
Income				
Bond Proceeds	-	-	3,981,000	-
Interest Revenue	-	-	-	-
Property Taxes	-	-	-	97,126
Specific Ownership Taxes	-	-	-	5,828
Intergovernmental Revenues	-	-	-	798,351
Total Income	-	-	3,981,000	901,304
Expense				
Treasurers Fees	-	-	-	1,457
Paying Agent Fees	-	-	-	-
Bond Interest	-	-	-	225,483
Bond Principal	-	-	-	625,000
Costs of Issuance	-	-	305,139	-
Developer Reimbursement	-	-	3,675,861	-
Total Expense	-	-	3,981,000	851,940
Excess Revenue (Expenses)	-	-	-	49,364
Ending Fund Balance	-	-	-	49,364