

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
Beginning Balance	-	500	356	1,358
Income				
Interest Revenue	-	-	3	-
Property Taxes	28,054	49,170	49,164	258,974
Specific Ownership Taxes	1,332	2,459	2,471	15,538
Total Income	29,386	51,629	51,638	274,512
Expense				
Treasurers Fees	421	738	738	3,885
Contingency	-	-	-	-
Intergovernmental Fees	28,965	50,891	49,898	268,037
Total Expense	29,386	51,629	50,636	271,922
Excess Revenue (Expenses)	-	-	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
Beginning Balance	-	-	-	-
Income				
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	-	-	-	-
Total Income	-	-	-	1,098,048
Expense				
Treasurers Fees	-	-	-	11,460
Treasurers Fees - Contractual	-	-	-	4,079
Paying Agent Fees	-	-	-	-
Intergovernmental Transfer	-	-	-	284,158
Intergovernmental Transfer	-	-	-	798,351
Total Expense	-	-	-	1,098,048
Excess Revenue (Expenses)	-	-	-	-
Ending Fund Balance	-	-	-	-