

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT 2022 ANNUAL REPORT

The GEOS Neighborhood Metropolitan District (the “District”) hereby submits this 2022 Annual Report, as required pursuant to Section VII of the Service Plan for the District, approved by the City of Arvada, Colorado (the “City”) on September 10, 2007 and as amended by the First Amendment to the Service Plan for the District, approved by the City on December 19, 2022. In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the City, the Division of Local Government, the state auditor, and the Jefferson County Clerk and Recorder. For the year ending December 31, 2022, the District makes the following report:

I. SERVICE PLAN – ANNUAL REPORT REQUIREMENTS.

1. Intergovernmental agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

No intergovernmental agreements were entered into or proposed as of December 31, 2022.

2. Copies of the District’s rules and regulations, if any, as of December 31 of the prior year.

A copy of the Rules Related to Requests for Inspection of Public Records Pursuant to the Colorado Open Records Act, Sections 24-72-2001.1 *et seq.*, C.R.S., adopted by the Official Custodian of the District on July 13, 2021, was attached to the District’s 2021 Annual Report.

Pursuant to Section 3.1 of the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder at Reception No. 2016012383, as amended by the First Amendment to the Master Declaration of Covenants, Conditions, and Restrictions of GEOS Neighborhood, recorded with the Jefferson County Clerk and Recorder as Reception No. 2017011955 and as may be further amended from time to time, the District is authorized to provide covenant enforcement and design review services.

3. A summary of any litigation which involves the District’s Public Improvements as of December 31 of the prior year.

On May 9, 2022, the District was named as a party to breach of contract dispute between the District’s contractor, BEC Barajas Excavating Construction, LLC (“BEC”) and BEC’s subcontractor, Martin Marietta Materials, Inc. regarding nonpayment for work performed for public areas within the District. On June 20, 2022, Martin Marietta Materials, Inc. filed a notice to dismiss all claims with prejudice, including all claims against the District.

On May 3, 2023, the District filed a proof of claim in BEC’s Chapter 7 bankruptcy filing for liquidated damages related to nonperformance of work performed for public areas within the District.

The District’s former developer, Mr. Klebl, was involved in divorce proceedings which

resulted, in part, in the escrowing of certain funds to satisfy any outstanding claims or expenses that the District may have. The District Court of Boulder County issued an order to release funds in the amount of \$876,000 to Mr. Klebl on April 4, 2022. To date the District has been unable to reach an agreement with Mr. Klebl related to these previously escrowed funds. In June 2023, the receiver appointed in the divorce proceedings received a check from the City as a refund for certain landscaping escrow payments. The District is similarly working to reach an agreement with Mr. Klebl related to these refunded payments related to Public Improvements.

4. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

As of December 31, 2022, the District had completed construction of certain Public Improvements, including streets, utilities (water, storm, and sanitary sewer mains), and earthwork related thereto, along Juniper Court and approximately four-hundred feet (400') of W. 68th Place necessary to serve Block 10 of GEOS Neighborhood – Phase 1. The District had also completed construction of certain portions of Public Improvements within Blocks 1-9 within Filing No. 2 including erosion control, over-excavating, over lot grading, export of materials, fine grading, potholing utilities, traffic control, sanitary sewer, underdrain, water, storm sewer retaining walls, sidewalks, handicap ramps, asphalt paving, striping, plantings, irrigation system, fine grading, seeding, hardscape, concrete sidewalk, flush curbs, mail kiosks, and flagstone seat walls. Construction of other portions of the Public Improvements within Blocks 5-7 withing Filing No. 3 is currently ongoing, including erosion control, grading, sanitary sewer, underdrain, water, storm sewer, and retaining walls.

5. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the City or another public entity as of December 31 of the prior year.

By letter dated March 23, 2021, the City notified the District that the two-year warranty period for the public improvements in Geos Neighborhood – Phase 1, located in the vicinity of W. 69th Place and Joyce Street, expired and such improvements were found acceptable.

6. The assessed valuation of the District for the current year.

The Jefferson County Assessor reported a taxable assessed valuation for the District for 2022 of \$4,037,830.

7. Current year budget including a description of the Public Improvements to be constructed in such year.

A copy of the amended 2022 budget, adopted by the Board on March 31, 2023, is attached hereto as **Exhibit A**.

A copy of the 2023 budget, adopted by the Board on November 16, 2022, is attached hereto as **Exhibit B**.

Please see response to Section I.4. for a description of Public Improvements being constructed in 2023.

8. Audit of the District financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

A copy of audited financial statements for the year ending December 31, 2021 is attached hereto as **Exhibit C**, as they were not available at the time of submission of the 2021 Annual Report.

As of the date of submission of this Annual Report, the audit of the 2022 financial statements is in process but is not yet complete, and the District applied to the Office of the State Auditor for an extension of time to file the 2022 audited financial statements. The District's audited financial statements for the fiscal year ending December 31, 2022 will therefore be submitted with next year's report.

9. Any inability of the District to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

As of the date of submission of this Annual Report, the District is not aware of any inability of the District to pay its obligations as they come due in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(c), C.R.S.) ANNUAL REPORT REQUIREMENTS:

(a) Boundary changes made.

The District had no boundary changes in 2022.

(b) Intergovernmental agreements entered into or terminated with other governmental entities.

See Section I.1. above.

(c) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District's General Counsel:

Jennifer L. Ivey, Esq.
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, CO 80237
Phone: (303) 292-9100

(d) A summary of litigation involving public improvements owned by the special district.

See Section I.3. above.

(e) The status of the construction of public improvements by the special district.

See Section I.4. above.

(f) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

See Section I.5. above.

(g) The final assessed valuation of the special district as of December 31 of the reporting year.

See Section I.6. above.

(h) A copy of the current year's budget.

See Section I.7. above. A copy of the District's 2023 Budget is attached hereto as **Exhibit B**.

(i) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

See Section I.8. above.

(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2022, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

See Section I.9. above.

EXHIBIT A

RESOLUTION TO AMEND 2022 BUDGET

RESOLUTION TO AMEND 2022 BUDGET

COMES NOW, Chad Ellington, the President of the GEOS Neighborhood Metropolitan District (the “District”), and certifies that at a special meeting of the Board of Directors of the District held, Friday, the 31st day of March, 2023, at 10:00 A.M., via video conference at <https://us06web.zoom.us/j/89526615098?pwd=ZDRvU0F4YnYyZDVzRlhpekN0UkF1dz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 895 2661 5098, Passcode: 095354, the following Resolution was adopted by affirmative vote of a majority of the Board of Directors, to-wit:

WHEREAS, the Board of Directors of the District appropriated funds for the fiscal year 2022 as follows:

General Fund	\$ 71,000
Debt Service Fund	\$ 4,991

and;

WHEREAS, the necessity has arisen for additional expenditures and transfers by the District due to additional costs which could not have been reasonably anticipated at the time of adoption of the budget, requiring the expenditure of funds in excess of those appropriated for the fiscal year 2022; and

WHEREAS, funds are available for such an expenditure and transfer from surplus revenue funds of the District; and

WHEREAS, due and proper notice was published on Thursday, March 30, 2023, in *The Golden Transcript*, indicating (i) the date and time of the hearing at which the adoption of the proposed 2022 budget amendment will be considered; (ii) that the proposed budget amendment is available for inspection by the public at a designated place; and (iii) that any interested persons may file any objections to the proposed budget amendment at any time prior to the final adoption of the budget by the District, as shown on the publisher’s Affidavit of Publication attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget amendment was open for inspection by the public at a designated place; and

WHEREAS, a public hearing was held on Friday, March 31, 2023, and interested persons were given the opportunity to file or register any objections to said proposed budget amendment and any such objections were considered by the Board of Directors; and

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the District shall and hereby does amend the budget for the fiscal year 2022 as follows:


General Fund	\$ 75,031
Debt Service Fund	\$ 5,000

BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the General Fund and Debt Service Fund for the purpose stated, and that any ending fund balances shall be reserved for purposes of Article X, Section 20 of the Colorado Constitution.


Whereupon, a motion was made by Director Nathan Laudick and seconded by Director Cohen, and upon a unanimous vote this Resolution was approved by the Board of Directors.

APPROVED AND ADOPTED THIS 31ST DAY OF MARCH, 2023.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

DocuSigned by:

90429E1E0A384C3...
By: Chad Ellington, President

ATTEST:

DocuSigned by:

9523E7934B00416...
By: Robert Laudick, Secretary

GEOS Neighborhood Metropolitan District
Amended Budget
General Fund
For the Year ended December 31, 2022

	Adopted Budget <u>2022</u>	Amended Budget <u>2022</u>
Beginning fund balance	\$ 824,496	\$ 809,871
Revenues:		
Property taxes	35,350	35,400
Specific ownership taxes	2,475	2,475
Developer advances	<u>43,000</u>	<u>43,000</u>
Total revenues	<u>80,825</u>	<u>80,875</u>
Total funds available	<u>905,321</u>	<u>890,746</u>
Expenditures:		
Accounting	30,000	30,000
Audit	5,500	5,500
Election	4,000	4,000
Legal	16,500	25,000
Insurance	3,500	3,500
Dues and licenses	500	500
Miscellaneous	5,470	1,000
Treasurer's Fees	530	531
Transfer to Special Revenue Fund	<u>5,000</u>	<u>5,000</u>
Total expenditures	<u>71,000</u>	<u>75,031</u>
Ending fund balance	<u>\$ 834,321</u>	<u>\$ 815,715</u>
Assessed valuation	<u>2,276,867</u>	<u>2,276,867</u>
Mill Levy	<u>15.526</u>	<u>15.526</u>

GEOS Neighborhood Metropolitan District
Amended Budget
Debt Service Fund
For the Year ended December 31, 2022

	Adopted Budget <u>2022</u>	Amended Budget <u>2022</u>
Beginning fund balance	\$ 48,329	\$ 52,780
Revenues:		
Property taxes	66,043	66,058
Specific ownership taxes	4,623	4,623
Interest income	<u>100</u>	<u>1,900</u>
Total revenues	<u>70,766</u>	<u>72,581</u>
Total funds available	<u>119,095</u>	<u>125,361</u>
Expenditures:		
Treasurer's fees	991	1,000
Trustee / paying agent fees	<u>4,000</u>	<u>4,000</u>
Total expenditures	<u>4,991</u>	<u>5,000</u>
Ending fund balance	<u>\$ 114,104</u>	<u>\$ 120,361</u>
Assessed valuation	<u>\$ 2,276,867</u>	<u>\$ 2,276,867</u>
Mill Levy - Debt Service	<u>29.006</u>	<u>29.006</u>
Total Mill Levy	<u>44.532</u>	<u>44.532</u>

EXHIBIT A

Notice of Special Meeting
Affidavit of Publication
Notice as to Proposed 2022 Budget Amendment

**NOTICE OF SPECIAL MEETING
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
March 31, 2023**

NOTICE IS HEREBY GIVEN that the Board of Directors of the **GEOS NEIGHBORHOOD METROPOLITAN DISTRICT**, of the County of Jefferson, State of Colorado, will hold a special meeting at 10:00 a.m., on Friday, March 31, 2023, via video conference at <https://us06web.zoom.us/j/89526615098?pwd=ZDRvU0F4YnYyZDVzRlhpekN0UkF1dz09> and via telephone conference at Dial-In Number: 1-719-359-4580, Meeting ID: 895 2661 5098, Passcode: 095354. This meeting will be held for the purpose of conducting such business as may come before the Board. This meeting is open to the public.

Agenda

1. Call To Order/Declaration of Quorum
2. Directors Matters/Disclosure Matters
3. Approval of/Additions To/Deletions From the Agenda
4. Public Comment For Matters Not on Agenda
5. Approval of Minutes
 - a. Consider Approval of February 1, 2023 Special Meeting Minutes
6. Administrative Items
7. Legal Matters
 - a. Consider Ratification of Second Amendment to Services Agreement with Alpine Disposal, Inc. d/b/a/ GFL Environmental
 - b. Consider Bids Received for Compost Services and Award of Contract
 - c. Consider Approval of Work Order Contract for Weeding/Landscaping Services
 - d. Consider Approval of Termination of Contract with Heath Total Landscaping for Landscape Services
 - e. Consider Approval of Contract with Alpha and Omega Landscapers for Landscape Services
8. Financial Matters
 - a. Consider Approval of Claims
 - b. Public Hearing on Proposed 2022 Budget Amendment
 - i. Consider Approval of Resolution Approving Proposed 2022 Budget Amendment and Appropriate Sums of Money
9. Other Business
10. Executive session pursuant to Sections 24-6-402(4)(b) and/or 24-6-402(4)(e), C.R.S. for the purpose of receiving legal advice on specific legal questions and/or determining positions relative to matters that may be subject to negotiations; developing strategy for negotiations; and instructing negotiators regarding (1) Filing No. 2 Erosion Control, Grading, Utilities, Concrete and Paving Contract with B.E.C. Barajas Excavating Construction, LLC, Bankruptcy Case 22-12574-MER, (2) risks and considerations

regarding contracting with a minor, and/or (3) other District claims/litigation (if necessary).

11. Adjournment

BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation
General Counsel to the District

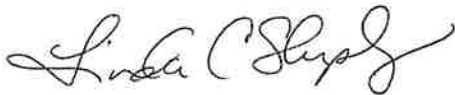
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

GEOS Neighborhood Metro Dist (ISP) **
c/o Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver CO 80237

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Jefferson } ss


This Affidavit of Publication for the Golden Transcript, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 3/30/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Golden Transcript

State of Colorado }
County of Jefferson } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 3/30/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.


Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE AS TO PROPOSED AMENDED 2022 BUDGET AND HEARING GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed amended budget will be submitted to the GEOS NEIGHBORHOOD METROPOLITAN DISTRICT for the year of 2022. A copy of such proposed amended budget has been filed in the office of Simmons and Wheeler, P.C. 304 Inverness Way South, Suite 490, Englewood, Colorado, where same is open for public inspection. Such proposed amended budget will be considered at a hearing at the special meeting of the GEOS Neighborhood Metropolitan District to be held at 10:00 A.M., on Friday, March 31, 2023. The meeting will be held via video conference at <https://us06web.zoom.us/j/89526615098?pwd=ZDRvU0F4YnYyZDVzRlhpekN0UkF1dz09> and via telephone conference at Dial-In: 1-719-359-4580, Meeting ID: 895 2661 5098, Passcode: 095354. Any interested elector within GEOS Neighborhood Metropolitan District may inspect the proposed amended budget and file or register any objections at any time prior to the final adoption of the amended 2022 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT

By: /s/ ICENOGLER | SEAVER | POGUE
A Professional Corporation

Legal Notice No. 416039
First Publication: March 30, 2023
Last Publication: March 30, 2023
Publisher: Golden Transcript

NOTICE AS TO PROPOSED AMENDED 2022 BUDGET AND HEARING GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

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BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *The Golden Transcript*
Publish On: Thursday, March 30, 2023

EXHIBIT B

2023 BUDGET RESOLUTION

STATE OF COLORADO
COUNTY OF JEFFERSON
CITY OF ARVADA
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
2023 BUDGET RESOLUTION

The Board of Directors of the GEOS Neighborhood Metropolitan District, City of Arvada, Jefferson County, Colorado held a special meeting on Wednesday, November 16, 2022, at the hour of 9:00 A.M., via video conference at <https://us02web.zoom.us/j/88994659204?pwd=TUo1Q1ZINEMwdUxkSINhYW16K0RXZz09> and via telephone conference at Dial-In: 1-669-900-9128, Meeting ID: 889 9465 9204, Passcode: 187061.

The following members of the Board of Directors were present:

President: Chad Ellington
Treasurer: Robert Laudick
Secretary: Nathan Laudick
Assistant Secretary: Michael Cohen
Assistant Secretary: Shea Thomas

Also present were: Jennifer L. Ivey and Karlie R. Ogden, Icenogle Seaver Pogue, P.C.; Carrie Beacom, CliftonLarsonAllen LLP; Karen Gerbatsch, Homeowners Advisory Committee; and 7 members of the public.

Ms. Ivey reported that proper notice was made to allow the Board of Directors of the GEOS Neighborhood Metropolitan District to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a special meeting of the Board of Directors of the District and that a notice of special meeting was posted in the designated public place within the boundaries of the District, the facility near 6900 Juniper Court, adjacent to the mailbox facility, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Ellington introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE GEOS NEIGHBORHOOD METROPOLITAN DISTRICT, CITY OF ARVADA, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the GEOS Neighborhood Metropolitan District (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, November 3, 2022 in the *Golden Transcript*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Wednesday, November 16, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE GEOS NEIGHBORHOOD METROPOLITAN DISTRICT, CITY OF ARVADA, JEFFERSON COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Jefferson County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Robert Laudick, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$35,702 and that the 2022 valuation for assessment, as certified by the Jefferson County Assessor, is \$4,037,830. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 8.842 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget

for the Debt Service Fund for debt retirement expense is \$149,283 and that the 2022 valuation for assessment, as certified by the Jefferson County Assessor, is \$4,037,830. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 36.971 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. 2023 Mill Levy Adjustment. The Board may adjust the mill levy, as specifically set forth in the District's Service Plan (the "Adjusted Mill Levy"). The Board hereby determines in good faith to establish the Adjusted Mill Levy as set forth in the mill levy certification attached hereto as Exhibit C pursuant to the authority granted by its Service Plan to ensure that the District's revenues shall be neither diminished nor enhanced as a result of the changes effecting the mill levy. Subject to adjustment and finalization by the District's accountant in accordance with Section 2 hereof, the Board further authorizes that the Adjusted Mill Levy be reflected in the District's Certification of Tax Levies to be submitted to the Board of County Commissioners of Jefferson County on or before December 15, 2022, for collection in 2023.

Section 8. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Jefferson County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Cohen.

RESOLUTION APPROVED AND ADOPTED THIS 16TH DAY OF NOVEMBER 2022.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

DocuSigned by:
Chad Ellington
90429E1E0A384C3...

By: Chad Ellington
Its: President

ATTEST:

DocuSigned by:
Robert Laudick
9523E7934B00418...

By: Robert Laudick
Its: Secretary

STATE OF COLORADO
COUNTY OF JEFFERSON
CITY OF ARVADA
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

I, Robert Laudick, hereby certify that I am a director and the duly elected and qualified Secretary of the GEOS Neighborhood Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a special meeting of the Board of Directors of the GEOS Neighborhood Metropolitan District held on Wednesday, November 16 2022, via video conference at <https://us02web.zoom.us/j/88994659204?pwd=TUo1Q1ZINEMwdUxkSINhYW16K0RXZz09> and via telephone conference at Dial-In: 1-669-900-9128, Meeting ID: 889 9465 9204, Passcode: 187061, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 16th day of November 2022.

DocuSigned by:
Robert Laudick
9573E793MB00418

Robert Laudick, Secretary

[SEAL]



EXHIBIT A

Affidavit
Notice as to Proposed 2023 Budget

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

GEOS Neighborhood Metro Dist (ISP) **
c/o Icenogle Seaver Pogue
4725 South Monaco Street, Suite 360
Denver CO 80237

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Jefferson } ss

This Affidavit of Publication for the Golden Transcript, a weekly newspaper, printed and published for the County of Jefferson, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/3/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Golden Transcript

State of Colorado }
County of Jefferson } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/3/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.


Carla Bethke

Notary Public

My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the GEOS NEIGHBORHOOD METROPOLITAN DISTRICT for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the special meeting of the Geos Neighborhood Metropolitan District to be held at 9:00 A.M., on Wednesday, November 16, 2022. The meeting will be held via video conference at <https://us02web.zoom.us/j/88994659204?pwd=TUo1Q1ZlNEwkdUxkS1NhYW16K0RXZz09> and via telephone conference at Dial-In: 1-669-900-9128, Meeting ID: 889 9465 9204, Passcode: 187061. Any interested elector within the GEOS Neighborhood Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT

By: /s/ ICENOGL | SEAV | POGUE
A Professional Corporation

Legal Notice No. 415064
First Publication: November 3, 2022
Last Publication: November 3, 2022
Publisher: Golden Transcript

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **GEOS NEIGHBORHOOD METROPOLITAN DISTRICT** for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the special meeting of the Geos Neighborhood Metropolitan District to be held at 9:00 A.M., on Wednesday, November 16, 2022. The meeting will be held via video conference at <https://us02web.zoom.us/j/88994659204?pwd=TUo1Q1ZINEMwdUxkSINhYW16K0RXZz09> and via telephone conference at Dial-In: 1-669-900-9128, Meeting ID: 889 9465 9204, Passcode: 187061. Any interested elector within the GEOS Neighborhood Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:
GEOS NEIGHBORHOOD METROPOLITAN DISTRICT

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *The Golden Transcript*
Publish On: Thursday, November 3, 2022

EXHIBIT B

Budget Document
Budget Message

GEOS NEIGHBORHOOD METRO DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2023

**GEOS NEIGHBORHOOD METRO DISTRICT
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 860,615	\$ 2,985,479	\$ 1,811,413
REVENUES			
Property taxes	66,009	101,394	184,985
Specific ownership tax	5,051	7,098	12,949
Homeowner's fees	37,178	77,010	77,000
Interest income	1,208	12,800	25,000
Developer advance	102,901	35,000	37,000
Bond proceeds	4,911,329	-	-
Bond premium	119,003	-	-
Total revenues	5,242,679	233,302	336,934
TRANSFERS IN	897,347	1,251	-
Total funds available	7,000,641	3,220,032	2,148,347
EXPENDITURES			
General Fund	91,982	60,847	75,000
Debt Service Fund	818,590	4,991	6,239
Capital Projects Fund	2,112,250	1,282,500	867,115
Special Revenue Fund	94,993	59,030	80,000
Total expenditures	3,117,815	1,407,368	1,028,354
TRANSFERS OUT	897,347	1,251	-
Total expenditures and transfers out requiring appropriation	4,015,162	1,408,619	1,028,354
ENDING FUND BALANCES	\$ 2,985,479	\$ 1,811,413	\$ 1,119,993
EMERGENCY RESERVE	\$ 1,700	\$ 1,200	\$ 1,200
DEBT SERVICE RESERVE	-	119,255	280,749
TOTAL RESERVE	\$ 1,700	\$ 120,455	\$ 281,949

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
----------------	-------------------	----------------

ASSESSED VALUATION

Residential - Single family	\$ 828,734	\$ 989,558	\$ 960,536
Residential - Multi-family	-	-	1,310
State assessed	64	134	241
Vacant land	634,419	1,264,641	3,051,343
Personal property	19,063	22,534	24,400
Certified Assessed Value	<u>\$ 1,482,280</u>	<u>\$ 2,276,867</u>	<u>\$ 4,037,830</u>

MILL LEVY

General	11.133	15.526	8.842
Debt Service	33.399	29.006	36.971
Total mill levy	<u>44.532</u>	<u>44.532</u>	<u>45.813</u>

PROPERTY TAXES

General	\$ 16,502	\$ 35,351	\$ 35,702
Debt Service	49,507	66,043	149,283
Levied property taxes	66,009	101,394	184,985
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	<u>\$ 66,009</u>	<u>\$ 101,394</u>	<u>\$ 184,985</u>

BUDGETED PROPERTY TAXES

General	\$ 16,502	\$ 35,351	\$ 35,702
Debt Service	49,507	66,043	149,283
	<u>\$ 66,009</u>	<u>\$ 101,394</u>	<u>\$ 184,985</u>

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 860,615	\$ 809,870	\$ 820,598
REVENUES			
Property taxes	16,502	35,351	35,702
Specific ownership tax	1,263	2,475	2,499
Interest income	74	-	-
Developer advance	102,901	35,000	37,000
Total revenues	120,740	72,826	75,201
Total funds available	981,355	882,696	895,799
EXPENDITURES			
General and administrative			
Accounting	41,131	30,000	34,500
Auditing	2,500	4,850	5,400
Election expense	-	2,800	5,000
Miscellaneous	24	750	4,514
County Treasurer's fee	249	530	536
Dues and licenses	372	420	550
Insurance and bonds	2,889	2,997	3,500
Legal services	21,206	18,500	21,000
Prior Community Expenses	23,611	-	-
Total expenditures	91,982	60,847	75,000
TRANSFERS OUT			
Transfers to other funds	79,503	1,251	-
Total expenditures and transfers out requiring appropriation	171,485	62,098	75,000
ENDING FUND BALANCE	\$ 809,870	\$ 820,598	\$ 820,799
EMERGENCY RESERVE	\$ 1,700	\$ 1,200	\$ 1,200
TOTAL RESERVE	\$ 1,700	\$ 1,200	\$ 1,200

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
SPECIAL REVENUE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 2,214	\$ 21,445
REVENUES			
Homeowner's Fees	37,178	77,010	77,000
Total revenues	<u>37,178</u>	<u>77,010</u>	<u>77,000</u>
TRANSFERS IN			
Transfers from other funds	<u>60,029</u>	<u>1,251</u>	<u>-</u>
Total funds available	<u>97,207</u>	<u>80,475</u>	<u>98,445</u>
EXPENDITURES			
General and administrative			
Accounting	12,450	10,000	11,500
Billing Services	10,467	4,000	4,600
Legal services	25,126	8,500	9,750
Miscellaneous	672	800	5,170
Operations and maintenance			
Landscaping	3,000	1,500	8,000
Internet	24,480	24,480	24,480
Prior Community Expenses	9,678	-	-
Repairs and maintenance	-	500	2,500
Snow Removal	3,520	4,000	7,500
Trash	4,063	4,500	5,000
Utilities	1,537	750	1,500
Total expenditures	<u>94,993</u>	<u>59,030</u>	<u>80,000</u>
Total expenditures and transfers out requiring appropriation	<u>94,993</u>	<u>59,030</u>	<u>80,000</u>
ENDING FUND BALANCE	<u>\$ 2,214</u>	<u>\$ 21,445</u>	<u>\$ 18,445</u>

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 52,780	\$ 119,255
REVENUES			
Property taxes	49,507	66,043	149,283
Specific ownership tax	3,788	4,623	10,450
Interest income	231	800	8,000
Total revenues	53,526	71,466	167,733
TRANSFERS IN			
Transfers from other funds	817,844	-	-
Total funds available	871,370	124,246	286,988
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	991	2,239
Debt Service			
Paying agent fees	746	4,000	4,000
Refunding Escrow	817,844	-	-
Total expenditures	818,590	4,991	6,239
Total expenditures and transfers out requiring appropriation	818,590	4,991	6,239
ENDING FUND BALANCE	\$ 52,780	\$ 119,255	\$ 280,749
SURPLUS FUND RESERVE		\$ 119,255	\$ 280,749
TOTAL RESERVE	\$ -	\$ 119,255	\$ 280,749

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

1/19/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 2,120,615	\$ 850,115
REVENUES			
Bond proceeds	4,911,329	-	-
Bond Premium	119,003	-	-
Interest income	903	12,000	17,000
Total revenues	5,031,235	12,000	17,000
TRANSFERS IN			
Transfers from other funds	19,474	-	-
Total funds available	5,050,709	2,132,615	867,115
EXPENDITURES			
General and Administrative			
Accounting	11,220	11,000	8,000
Capital Projects			
Legal services	19,082	26,500	15,000
Engineering	110,327	45,000	30,000
Capital outlay	1,624,848	1,200,000	814,115
Bond issue costs	346,773	-	-
Total expenditures	2,112,250	1,282,500	867,115
TRANSFERS OUT			
Transfers to other fund	817,844	-	-
Total expenditures and transfers out requiring appropriation	2,930,094	1,282,500	867,115
ENDING FUND BALANCE	\$ 2,120,615	\$ 850,115	\$ -

No assurance provided, See summary of significant assumptions.

**GEOS NEIGHBORHOOD METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was organized by Order and Decree of the District Court of Jefferson County, Colorado on February 15, 2008, to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the City of Arvada, Jefferson County, Colorado.

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 6, 2007. The election approved general obligation indebtedness of \$1,500,000 for the streets, \$1,500,000 for the traffic and safety controls, \$1,500,000 for water, \$1,500,000 for sanitary and storm sewer, \$ 1,500,000 for park and recreation and \$5,000,000 for bond refunding and \$1,500,000 for intergovernmental agreements. Additionally, the election allows the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. On November 6, 2007, District voters approved authorization to increase property taxes \$200,000 annually to pay for the operation and maintenance expenditure of The District, again allowing the District to collect, spend retain all revenues, other than ad valorem taxes, without regard to the limitation contained in Article X, Section 20 of the Colorado constitution.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**GEOS NEIGHBORHOOD METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

Specific Ownership Taxes

Specific Ownership Taxes are set by the state and collected by the county Treasurer, primarily on vehicle licensing within the county as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

Homeowner's Fees

The District collects fees from homeowners in monthly installments. The homeowner fees cover costs for operating the District and for maintaining common areas such as legal, trash removal, irrigation, internet service, lighting and park and recreation area maintenance. Assessments are collected per home on a monthly basis according to the following table:

Standard Unit (>800 sf)	\$207.00
Small Unit (<800 sf)	\$173.50
Future Standard Unit	\$71.50
Future Small Unit	\$44.00

A future unit is defined as any vacant lots subject to a preliminary or final plat approved by the City of Arvada and will be charged the future unit fees based on the number of dwelling units approved under the most recently approved plat, or as adjusted to match the number of dwelling units shown in completed construction documents approved by the Geos Design Review Committee.

Developer Advances

The District is in the development stage. As such, operating and administrative costs are to be funded by the Developer. Developer advances are recorded as revenue for the budget purposes with an obligation for the future repayment when the District is financially able to reimburse the Developer.

Interest Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

Expenditures

General, Administrative, Operating and Maintenance Expenditures

General, administrative, operating, and maintenance expenditures include the estimated services necessary to maintain the District's administrative viability such as accounting, management, legal, insurance and meeting expenses. Estimated expenditures related to trash removal, landscaping, repairs and maintenance, utilities and snow removal are also included in the budget.

Capital Outlay

The District anticipates capital expenditures as noted on the Capital Projects Fund page of the budget. The District will own, operate and maintain all District eligible public improvements within its boundaries that are not dedicated to any other public entity.

**GEOS NEIGHBORHOOD METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Debts and Leases

The details of the District's general obligation bond outstanding during 2023 is as follows:

Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021

The District issued Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3) (the "Bonds") on March 2, 2021, in the Original Principal Amount of \$4,911,328.50 (\$6,150,000 in Accreted Value at the Current Interest Conversion Date). The Bonds are structured as a capital appreciation instrument of the District and are secured and payable from Pledged Revenues. Interest on the Bonds is a rate of 6.125% which will accrue from the date of issuance to December 1, 2024, during which time interest accruing on this Bond will compound on each June 1 and December 1 at the rate borne by this Bond. Such interest shall constitute appreciated principal of this Bond.

Proceeds from the sale of the Bonds were used to: (i) finance or reimburse the costs of public improvements related to the Development; (ii) prepay in full the District's currently outstanding Limited Tax General Obligation Note, Series 2019A and Limited Tax General Obligation Note, Series 2019B (collectively, the "Series 2019 Notes"); and (iii) pay other costs in connection with the issuance of the Bonds and prepaying the Series 2019 Notes.

The Bonds are capital appreciation bonds, convertible to current interest bonds on the Current Interest Conversion Date of December 1, 2024. Prior to the Current Interest Conversion Date, the Bonds shall pay no current interest, and shall accrete in value at an accretion rate of 6.125% compounding semi-annually on each June 1 and December 1, commencing on June 1, 2021, from their date of issuance. On the Current Interest Conversion Date, the Bonds shall cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds shall bear interest at the rate of 6.125%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2025. Annual principal payments are due on December 1 of each year beginning December 1, 2028. The Bonds mature on December 1, 2050.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2026, 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:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2026, to February 28, 2027	3.00%
March 1, 2027, to February 28, 2028	2.00
March 1, 2028, to February 28, 2029	1.00
March 1, 2029, and thereafter	0.00

**GEOS NEIGHBORHOOD METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debts and Leases (continued)

Pledged Revenue

The Bonds are payable solely from and to the extent of the Pledged Revenue, defined in the Indenture as the moneys derived by the District from the following sources: all Property Tax Revenues; the portion of Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Property Tax Revenues

“Property Tax Revenues” is defined in the Indenture as all moneys derived from imposition by the District of the Required Mill Levy. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

Required Mill Levy

The Indenture generally defines “Required Mill Levy” as an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Property Tax Revenues sufficient to pay the Bonds as they come due, but not in excess of 40 mills (subject to adjustment) less the Permitted O&M Mill Levy Deduction.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy shall be equal to 40 mills (subject to adjustment) less the Permitted O&M Mill Levy Deduction, or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, and (B) to fully fund the Surplus Fund to the Maximum Surplus, when combined with moneys then on deposit in the Bond Fund and the Surplus Fund, will pay the Bonds in full.

If, on or after January 1, 2007, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement, the minimum and maximum mill levies shall be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2007, are neither diminished nor enhanced as a result of such changes. As of the date hereof the minimum and maximum mill levy is 45.813 mills.

**GEOS NEIGHBORHOOD METRO DISTRICT
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debts and Leases (continued)

The following is an analysis of the District's long-term obligations through the year ended December 31, 2023:

	Balance at December 31, 2021	Additions*	Repayments*	Balance at December 31, 2022*
Limited Tax G.O. Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3)	\$ 4,911,329	\$ -	\$ -	\$ 4,911,329
Accreted Value	220,478	319,122	-	539,600
Bond Premium	119,003	-	-	119,003
Total Bonds Payable	5,250,810	319,122	-	5,569,932
Developer Advances - Operating	\$ 102,901	\$ 35,000	\$ -	\$ 137,901
Accrued interest on Developer Advances - Operating	2,563	7,638	-	10,201
Total Developer Advances	105,464	42,638	-	148,102
	5,356,274	361,760	-	5,718,034
	Balance at December 31, 2022*	Additions*	Repayments*	Balance at December 31, 2023*
Limited Tax G.O. Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3)	\$ 4,911,329	\$ -	\$ -	\$ 4,911,329
Accreted Value	539,600	338,988	-	878,588
Bond Premium	119,003	-	-	119,003
Total Bonds Payable	5,569,932	338,988	-	5,908,920
Accrued interest on Developer Advances - Operating	\$ 137,901	\$ 37,000	\$ -	\$ 174,901
Accrued interest - Operating	10,201	9,387	-	19,588
Total Developer Advances	148,102	46,387	-	194,489
	\$ 5,718,034	\$ 385,375	\$ -	\$ 6,103,409
* Estimate				

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.

**GEOS NEIGHBORHOOD METRO DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$4,911,328.50

Accreting to \$6,150,000 at Maturity

Limited Tax General Obligation

Convertible Capital Appreciation

Refunding and Improvement Bonds

Dated March 2 ,2021

Interest Rate 6.125%

Payable June 1 and December 1

Principal Due Decmeber 1

Year Ending December 31,	Principal ⁽¹⁾	Interest ⁽²⁾	Total
2023	\$ -	\$ -	\$ -
2024	-	-	-
2025	-	376,688	376,688
2026	-	376,688	376,688
2027	-	376,688	376,688
2028	10,000	376,688	386,688
2029	10,000	376,075	386,075
2030	35,000	375,463	410,463
2031	40,000	373,319	413,319
2032	70,000	370,869	440,869
2033	75,000	366,518	441,518
2034	105,000	361,988	466,988
2035	110,000	355,556	465,556
2036	150,000	348,819	498,819
2037	155,000	339,631	494,631
2038	200,000	330,138	530,138
2039	210,000	317,888	527,888
2040	255,000	305,025	560,025
2041	270,000	289,406	559,406
2042	325,000	272,869	597,869
2043	345,000	252,963	597,963
2044	400,000	231,831	631,831
2045	425,000	207,331	632,331
2046	495,000	181,300	676,300
2047	520,000	150,981	670,981
2048	595,000	119,131	714,131
2049	635,000	82,688	717,688
2050	715,000	43,794	758,794
TOTAL	\$ 6,150,000.00	\$ 7,560,331.28	\$ 13,710,331.28

1) Represents the Accreted Value at maturity after the Current Interest Conversion Date (December 1, 2024) on December 1 of each year indicated. Assumes no optional redemptions occur.

2) Represents current interest payable after the Current Interest Conversion Date. Interest is payable on June 1 and December 1 of each year indicated.

EXHIBIT C

Certification of Tax Levy

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of JEFFERSON COUNTY, Colorado.On behalf of the GEOS NEIGHBORHOOD METROPOLITAN DISTRICT,
(taxing entity)^Athe BOARD OF DIRECTORS(governing body)^Bof the GEOS NEIGHBORHOOD METROPOLITAN DISTRICT(local government)^C

Hereby officially certifies the following mills
to be levied against the taxing entity's GROSS \$ 4,037,830
assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation
(AV) different than the GROSS AV due to a Tax
Increment Financing (TIF) Area^F the tax levies must be \$ 4,037,830
calculated using the NET AV. The taxing entity's total (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
property tax revenue will be derived from the mill levy
multiplied against the NET assessed valuation of: **USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED
BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted: 12/09/2022 for budget/fiscal year 2023.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**

1. General Operating Expenses ^H	<u>8.842</u> mills	\$ <u>35,702</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	8.842 mills	\$ 35,702
3. General Obligation Bonds and Interest ^J	<u>36.971</u> mills	\$ <u>149,283</u>
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	45.813 mills	\$ 184,985

Contact person: _____ Daytime
(print) Carrie Bartow phone: (303) 779-5710

Signed: _____ Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-I-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds
	Series:	Series 2021
	Date of Issue:	March 2, 2021
	Coupon Rate:	6.125%
	Maturity Date:	December 1, 2050
	Levy:	36.971
	Revenue:	\$149,283
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	

CONTRACTS^K:

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the GEOS Neighborhood Metropolitan District of Jefferson County, Colorado on this 16th day of November 2022.

DocuSigned by:
Robert Laudick
9523E7D34B00A16

Robert Laudick, Secretary

S E A L



EXHIBIT C

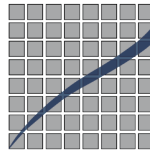
2021 AUDITED FINANCIAL STATEMENTS

**GEOS NEIGHBORHOOD
METROPOLITAN DISTRICT
Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2021**

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2021**

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BiggsKofford

CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

Board of Directors
GEOS Neighborhood Metropolitan District
Jefferson County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of GEOS Neighborhood Metropolitan District ("District") as of and for the year ended December 31, 2021, 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 the District as of December 31, 2021, the respective changes in financial position, the budgetary comparison schedule for the general fund, and the budgetary comparison for the general fund for the year then ended in accordance with the 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the 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.

Responsibility 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 within one year after the date that the financial statements are available to be issued.

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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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 part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are 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. The supplementary information, as identified in the table of contents, is presented for purposes of 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 information procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is 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.

BiggsKofford, P.C.

Colorado Springs, Colorado
September 30, 2022

BASIC FINANCIAL STATEMENTS

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	Governmental Activities
ASSETS	
Cash and Investments	\$ 3,887
Cash and Investments - Restricted	2,592,421
Accounts Receivable - Homeowner's Fees	720
Receivable from County Treasurer	315
Prepaid Insurance	2,997
Property Taxes Receivable	101,393
Receivable from Previous Developer	849,952
Capital Assets Not Being Depreciated:	
Construction in Progress	1,624,848
Total Assets	<u>5,176,533</u>
LIABILITIES	
Accounts Payable	388,977
Retainage Payable	74,872
Accrued Interest	311,642
Noncurrent Liabilities:	
Due in More Than One Year	5,356,274
Total Liabilities	<u>6,131,765</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	101,393
Prepaid Homeowner's Fees	964
Total Deferred Inflows of Resources	<u>102,357</u>
NET POSITION	
Restricted for:	
Emergency Reserves	1,700
Unrestricted	<u>(1,059,289)</u>
Total Net Position	<u><u>\$ (1,057,589)</u></u>

See accompanying Notes to Basic Financial Statements.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS	<u>Expenses</u>				
Primary Government:					
Government Activities:					
General Government	\$ 328,350	\$ 37,178	\$ -	\$ -	\$ (291,172)
Interest and Related Costs on Long-Term Debt	<u>897,437</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(897,437)</u>
Total Governmental Activities	<u><u>\$ 1,225,787</u></u>	<u><u>\$ 37,178</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	(1,188,609)
GENERAL REVENUES					
Property Taxes					66,009
Specific Ownership Taxes					5,051
Investment income					<u>1,208</u>
Total General Revenues					<u>72,268</u>
CHANGE IN NET POSITION					(1,116,341)
Net Position - Beginning of Year					<u>58,752</u>
NET POSITION - END OF YEAR					<u><u>\$ (1,057,589)</u></u>

See accompanying Notes to Basic Financial Statements.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and Investments	\$ 2,315	\$ 1,572	\$ -	\$ -	\$ 3,887
Cash and Investments - Restricted	1,700	-	52,544	2,538,177	2,592,421
Accounts Receivable - Homeowner's Fees	-	720	-	-	720
Receivable from County Treasurer	79	-	236	-	315
Receivable from Previous Developer	842,244	7,708	-	-	849,952
Prepaid Insurance	2,997	-	-	-	2,997
Property Taxes Receivable	35,350	-	66,043	-	101,393
Total Assets	<u>\$ 884,685</u>	<u>\$ 10,000</u>	<u>\$ 118,823</u>	<u>\$ 2,538,177</u>	<u>\$ 3,551,685</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
LIABILITIES					
Accounts Payable	\$ 39,465	\$ 6,822	\$ -	\$ 342,690	\$ 388,977
Retainage Payable	-	-	-	74,872	74,872
Prepaid Assessments - Homeowner's Fees	-	964	-	-	964
Total Liabilities	39,465	7,786	-	417,562	464,813
DEFERRED INFLOWS OF RESOURCES					
Deferred Property Tax	35,350	-	66,043	-	101,393
Total Deferred Inflows of Resources	35,350	-	66,043	-	101,393
FUND BALANCES					
Nonspendable	2,997	-	-	-	2,997
Restricted for:					
Emergency Reserves	1,700	-	-	-	1,700
Debt Service	-	-	52,780	-	52,780
Capital Projects	-	-	-	2,120,615	2,120,615
Unassigned	805,173	2,214	-	-	807,387
Total Fund Balances	<u>809,870</u>	<u>2,214</u>	<u>52,780</u>	<u>2,120,615</u>	<u>2,985,479</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 884,685</u>	<u>\$ 10,000</u>	<u>\$ 118,823</u>	<u>\$ 2,538,177</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the funds.

Construction in Progress 1,624,848

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not recorded as liabilities in the funds.

Bonds Payable (5,250,810)
Accrued Interest on Bonds Payable (311,642)
Developer Advance Payable (102,901)
Accrued Interest on Developer Advance Payable (2,563)

Net Position of Governmental Activities \$ (1,057,589)

See accompanying Notes to Basic Financial Statements.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General	Special Revenue	Debt Service	Capital Projects	Total Governmental Funds
REVENUES					
Property Taxes	\$ 16,502	\$ -	\$ 49,507	\$ -	\$ 66,009
Specific Ownership Taxes	1,263	-	3,788	-	5,051
Net Investment Income	74	-	231	903	1,208
Homeowner's Fees	-	37,178	-	-	37,178
Total Revenues	17,839	37,178	53,526	903	109,446
EXPENDITURES					
General and Administrative:					
Accounting	41,131	12,450	-	11,220	64,801
Audit	2,500	-	-	-	2,500
Billing Services	-	10,467	-	-	10,467
County Treasurer's Fee	249	-	746	-	995
Dues and Membership	372	-	-	-	372
Insurance and Bonds	2,889	-	-	-	2,889
Legal	21,206	25,126	-	19,082	65,414
Prior Community Expenses	23,611	9,678	-	-	33,289
Operations and Maintenance:					
Internet	-	24,480	-	-	24,480
Miscellaneous	24	672	-	-	696
Landscaping	-	3,000	-	-	3,000
Snow Removal	-	3,520	-	-	3,520
Trash	-	4,063	-	-	4,063
Utilities	-	1,537	-	-	1,537
Debt Service:					
Refunding Escrow	-	-	817,844	-	817,844
Capital Projects:					
Engineering	-	-	-	110,327	110,327
Bond Issue Costs	-	-	-	346,773	346,773
Capital Outlay	-	-	-	1,624,848	1,624,848
Total Expenditures	91,982	94,993	818,590	2,112,250	3,117,815
EXCESS OF REVENUES UNDER EXPENDITURES	(74,143)	(57,815)	(765,064)	(2,111,347)	(3,008,369)
OTHER FINANCING SOURCES (USES)					
Bond Proceeds	-	-	-	4,911,329	4,911,329
Bond Premium	-	-	-	119,003	119,003
Developer Advance	102,901	-	-	-	102,901
Repay Developer Advance	-	-	-	-	-
Transfers from Other Fund	-	60,029	817,844	19,474	897,347
Transfers to Other Fund	(79,503)	-	-	(817,844)	(897,347)
Total Other Financing Sources	23,398	60,029	817,844	4,231,962	5,133,233
NET CHANGE IN FUND BALANCES	(50,745)	2,214	52,780	2,120,615	2,124,864
Fund Balances - Beginning of Year	860,615	-	-	-	860,615
FUND BALANCES - END OF YEAR	<u>\$ 809,870</u>	<u>\$ 2,214</u>	<u>\$ 52,780</u>	<u>\$ 2,120,615</u>	<u>\$ 2,985,479</u>

See accompanying Notes to Basic Financial Statements.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Total Governmental Funds	\$ 2,124,864
--	--------------

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	1,624,848
----------------	-----------

The issuance of long-term debt (e.g. bond issuance, developer advance) 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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Bond Issuance	(5,131,807)
Bond Premium	(119,003)
Developer Advance	(102,901)
Payment to Refunding Escrow	817,844

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.

Accrued Interest on Bond - Change in Liability	(311,642)
Accrued Interest on Developer Advances - Change in Liability	(2,563)
Accrued Interest on Loan - Change in Liability	<u>(15,981)</u>

Changes in Net Position of Governmental Activities	<u><u>\$ (1,116,341)</u></u>
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**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Property Taxes	\$ 16,502	\$ 16,502	\$ 16,502	\$ -
Specific Ownership Taxes	1,155	1,155	1,263	108
Homeowner's Fees	52,200	-	-	-
Net Investment Income	-	-	74	74
Total Revenues	69,857	17,657	17,839	182
EXPENDITURES				
Accounting	25,000	40,000	41,131	(1,131)
Audit	4,500	2,500	2,500	-
County Treasurer's Fee	248	248	249	(1)
Dues and Membership	-	-	372	(372)
Insurance and Bonds	2,500	3,100	2,889	211
Prior Community Expenses	-	30,000	23,611	6,389
Legal	25,000	25,000	21,206	3,794
Miscellaneous	10,000	4,152	24	4,128
Operations Costs	50,000	-	-	-
Utilities	9,250	-	-	-
Total Expenditures	126,498	105,000	91,982	13,018
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(56,641)	(87,343)	(74,143)	13,200
OTHER FINANCING SOURCES (USES)				
Developer Advance	17,000	75,000	102,901	27,901
Transfers to other Funds	-	(68,000)	(79,503)	(11,503)
Transfers from other Funds	35,000	35,000	-	(35,000)
Total Other Financing Sources (Uses)	52,000	42,000	23,398	(18,602)
NET CHANGE IN FUND BALANCE	(4,641)	(45,343)	(50,745)	(5,402)
Fund Balance - Beginning of Year	862,305	862,305	860,615	(1,690)
FUND BALANCE - END OF YEAR	<u>\$ 857,664</u>	<u>\$ 816,962</u>	<u>\$ 809,870</u>	<u>\$ (7,092)</u>

See accompanying Notes to Basic Financial Statements.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
SPECIAL REVENUE FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Homeowner's Fees	\$ -	\$ 40,000	\$ 37,178	\$ (2,822)
Total Revenues	-	40,000	37,178	(2,822)
EXPENDITURES				
Accounting	-	14,000	12,450	1,550
Landscaping	-	3,000	3,000	-
Billing Services	-	10,000	10,467	(467)
Legal Services	-	25,000	25,126	(126)
Internet	-	25,000	24,480	520
Trash	-	4,500	4,063	437
Utilities	-	2,000	1,537	463
Snow Removal	-	8,000	3,520	4,480
Prior Community Expenses	-	12,000	9,678	2,322
Miscellaneous	-	2,500	672	1,828
Repairs and Maintenance	-	2,000	-	2,000
Total Expenditures	-	108,000	94,993	13,007
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(68,000)	(57,815)	10,185
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	-	-	-
Transfers from Other Funds	-	68,000	60,029	(7,971)
Total Other Financing Sources (Uses)	-	68,000	60,029	(7,971)
NET CHANGE IN FUND BALANCE	-	-	2,214	2,214
Fund Balance - Beginning of Year	-	-	-	-
FUND BALANCE - END OF YEAR	\$ -	\$ -	\$ 2,214	\$ 2,214

See accompanying Notes to Basic Financial Statements.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

GEOS Neighborhood Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized in February 2008 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, sewer and drainage facilities, public transportation, mosquito control, and television relay and translation equipment, and the operation and maintenance of the District. The District's service area is located entirely within the city of Arvada, Jefferson County, Colorado.

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 organization's 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 organization's 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.

The District has no employees and all operations and administrative functions are contracted.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described 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. Both statements distinguish between governmental activities, which are normally supported by taxes and intergovernmental revenues.

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

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct 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 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 intergovernmental revenues, operation and maintenance fees, and public improvement fees. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. 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 Special Revenue Fund accounts for resources accumulated to be used for payment of certain operation and maintenance expenses.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest long-term debt of the governmental funds.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**Measurement Focus, Basis of Accounting and Financial Statement Presentation
(Continued)**

The Capital Projects Fund accounts for resources to be used for the acquisition and construction of capital infrastructure.

Budgets

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

The District has amended its annual budget for the year ended December 31, 2021.

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.

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 property tax revenues are recorded as revenue in the year they are available or collected.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as 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.

All assets of the District are anticipated to be conveyed to other governmental entities. Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment of capital assets.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item that qualifies for reporting in this category. Accordingly, the item, deferred property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Amortization

Original Issue Premium/Discount

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District'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.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Fund Balance (Continued)

Governmental funds report up to five classifications of fund balance: nonspendable, 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:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of 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 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 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 fund balance that does not meet any of the criteria described above.

If more than one classification of fund balances is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 3,887
Cash and Investments - Restricted	2,592,421
Total Cash and Investments	<u>\$ 2,596,308</u>

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$ 5,587
Investments	<u>2,590,721</u>
Total	<u><u>\$ 2,596,308</u></u>

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.

At December 31, 2021, the District cash deposits had a bank balance and carrying balance of \$5,587.

Investments

The District has adopted a policy authorizing investments in accordance with state statutes.

The District generally limits its concentration of investments to those 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 or 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.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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 securities of 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 repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 2,590,721

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 4 CAPITAL ASSETS

The following is an analysis of the changes in the District's capital assets for the year ended December 31, 2021:

	Balance at December 31, 2020	Additions	Deletions	Balance at December 31, 2021
Governmental Type Activities:				
Capital Assets Not Being Depreciated:				
Construction in Progress	\$ -	\$ 1,624,848	\$ -	\$ 1,624,848
Total Capital Assets, Not Being Depreciated	<u>\$ -</u>	<u>\$ 1,624,848</u>	<u>\$ -</u>	<u>\$ 1,624,848</u>

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2021:

	Balance - December 31, 2020	Additions	Retirement of Long-Term Obligations	Balance - December 31, 2021	Due Within One Year
Limited Tax G.O. Convertible Capital					
Appreciation Refunding and Improvement Bonds, Series 2021(3)	\$ -	\$ 4,911,329	\$ -	\$ 4,911,329	\$ -
Accreted Value - Series 2021(3)	-	220,478	-	220,478	-
Bond Premium - Series 2021(3)	-	119,003	-	119,003	-
General Obligation Refunding Loan Series 2019A	639,500	-	639,500	-	-
General Obligation Refunding Loan Series 2019B	162,363	-	162,363	-	-
General Obligation Refunding Loan Series 2019A - Interest	-	13,413	13,413	-	-
General Obligation Refunding Loan Series 2019B - Interest	-	2,568	2,568	-	-
Subtotal Bonds Payable	<u>801,863</u>	<u>5,266,791</u>	<u>817,844</u>	<u>5,250,810</u>	<u>-</u>
Other Debts:					
Developer Advances - O&M	-	102,901	-	102,901	-
Interest on Developer Advances - O&M	-	2,563	-	2,563	-
Subtotal Other Debts	<u>-</u>	<u>105,464</u>	<u>-</u>	<u>105,464</u>	<u>-</u>
Total	<u>\$ 801,863</u>	<u>\$ 5,372,255</u>	<u>\$ 817,844</u>	<u>\$ 5,356,274</u>	<u>\$ -</u>

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The details of the District's long-term obligations are as follows:

Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3) (the Bonds)

Bond Proceeds

The District issued the Bonds on March 8, 2021, in the par amount of \$4,911,329 (Value at Issuance) and \$6,150,000 (Value at Current Interest Conversion Date).

Proceeds from the sale of the Bonds were used to: (i) finance or reimburse the costs of public improvements related to the development; (ii) prepay in full the District's currently outstanding Limited Tax General Obligation Note, Series 2019A and Limited Tax General Obligation Note, Series 2019B (collectively, the "Series 2019 Notes"); and (iii) pay other costs in connection with the issuance of the Bonds and prepaying the Series 2019 Notes.

Details of the Bonds

The Bonds were issued as capital appreciation bonds that automatically convert to current interest bonds on the Current Interest Conversion Date of December 1, 2024. Prior to the Current Interest Conversion Date, the Bonds pay no current interest; rather, they accrete in value at an accretion rate of 6.125% (yield 5.799%) compounding semiannually on each June 1 and December 1, commencing on June 1, 2021, from their date of issuance.

The accreted principal balance on the Current Interest Conversion Date will be \$6,150,000. On the Current Interest Conversion Date, the Bonds will cease to be capital appreciation bonds and automatically convert to current interest bonds, at which time the Bonds will bear interest at the rate of 6.125%, payable semiannually on June 1 and December 1 of each year, commencing June 1, 2025. Annual principal payments are due on December 1 of each year beginning December 1, 2028. The Bonds mature on December 1, 2050.

To the extent principal of any Bond is not paid when due, such principal shall remain outstanding until paid or the Discharge Date of December 1, 2059 and will continue to bear interest at the rate then borne by the Bonds. To the extent interest accrued on the Accreted Value of any Bond after the Current Interest Conversion Date is not paid when due, such unpaid interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bonds. The total repayment obligation of the District for the Bonds cannot exceed the limitations of the Election and the amount permitted by law.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3) (the Bonds) (Continued)

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District, on March 1, 2026, 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:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
March 1, 2026, to February 28, 2027	3.00%
March 1, 2027, to February 29, 2028	2.00
March 1, 2028, to February 28, 2029	1.00
March 1, 2029, and thereafter	0.00

Pledged Revenue

The Bonds are payable solely from and to the extent of the Pledged Revenue which means the moneys derived by the District from the following sources: (a) all Property Tax Revenues; (b) the portion of Specific Ownership Tax which is collected as a result of imposition of the Required Mill Levy; and (c) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Property Tax Revenues

Property Tax Revenues means all moneys derived from imposition by the District of the Required Mill Levy. Property Tax Revenues are net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

Required Mill Levy

Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount necessary to generate Property Tax Revenues sufficient to pay the Bonds as they come due, but not in excess of 40 mills (subject to adjustment for changes in the ratio of actual valuation to assessed valuation after January 1, 2007) less the Permitted O&M Mill Levy Deduction.

For so long as the amount on deposit in the Surplus Fund is less than the Maximum Surplus Amount, the Required Mill Levy shall be equal to 40 mills (subject to adjustment) less the Permitted O&M Mill Levy Deduction, or such lesser amount that will generate Property Tax Revenues (A) sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable and to fully fund the Surplus Fund to the Maximum Surplus Amount, or (B) which, when combined with moneys then on deposit in the Bond Fund and the Surplus Fund, will pay the Bonds in full.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Convertible Capital Appreciation Refunding and Improvement Bonds, Series 2021(3) (the Bonds) (Continued)

Required Mill Levy (Continued)

The Permitted O&M Mill Levy Deduction is the ad valorem property tax levy imposed by the District for general, administrative, operation and maintenance costs, but not in excess of the number of mills which would generate property taxes, after deduction of collection costs, in an amount equal to: (a) \$35,000 for collection year 2021, and (b) for each collection year thereafter, such maximum dollar amount for the prior collection year, plus 1.00%.

Surplus Fund

The Bonds are additionally secured by the Surplus Fund, which will be funded with annual excess Pledged Revenue, if any, up to the Maximum Surplus Amount of \$1,006,066. The Surplus Fund is to be maintained for so long as any Bonds are Outstanding.

Amounts on deposit in the Surplus Fund (if any) on the final maturity date of the Bonds shall be applied to the payment of the Bonds. The availability of such amount shall be taken into account in calculating the Required Mill Levy required to be imposed in the levy year prior to the year of final maturity of the Bonds. The District also may, in its sole discretion, take into account any amounts on deposit in the Surplus Fund when determining the Required Mill Levy to be imposed in 2048 (for collection in 2049) as described in the Indenture.

Events of Default

The occurrence of any one of more of the following events or the existence of any or more of the following conditions shall constitute an Event of Default under the Indenture, and there shall be no default or Event of Default hereunder except as provided in this section:

- (i) The District fails or refuses to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Indenture;
- (ii) The District defaults in the performance or observance of any other 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;
- (iii) The District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The District's 2021⁽³⁾ Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ -	\$ -
2023	-	-	-
2024	-	-	-
2025	-	376,688	376,688
2026	-	376,688	376,688
2027-2031	95,000	1,878,233	1,973,233
2032-2036	510,000	1,803,750	2,313,750
2037-2041	1,090,000	1,582,088	2,672,088
2042-2046	1,990,000	1,146,294	3,136,294
2047-2050	2,465,000	396,594	2,861,594
Total	<u>\$ 6,150,000</u>	<u>\$ 7,560,335</u>	<u>\$ 13,710,335</u>

Authorized Debt

On November 6, 2007 and November 8, 2016, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$18,000,000. At December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Amount Authorized November 6, 2007</u>	<u>Amount Authorized November 8, 2016</u>	<u>Authorization Used - 2019A&B Loan</u>	<u>Authorization Used - Series 2021(3)</u>	<u>Authorized But Unissued</u>
Streets, Roadway and Storm Drainage	\$ 1,500,000	\$ -	\$ 160,373	\$ 810,664	\$ 528,963
Traffic and Safety Control	1,500,000	-	160,373	810,664	528,963
Sanitation	1,500,000	-	160,373	810,664	528,963
Water	1,500,000	-	160,373	810,664	528,963
Parks and Recreation	1,500,000	-	160,373	810,664	528,963
TV Relay and Translation	-	500,000	-	-	500,000
Refunding	5,000,000	-	-	858,009	4,141,991
Third Party Reimbursements	5,000,000	-	-	-	5,000,000
Total	<u>\$ 17,500,000</u>	<u>\$ 500,000</u>	<u>\$ 801,863</u>	<u>\$ 4,911,329</u>	<u>\$12,286,808</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$5,000,000, not including the principal amount of debt which has been refunded by the issuance of refunding debt.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2021, as follows:

Restricted Net Position:

Emergency Reserves	\$ 1,700
Total Restricted Net Position	<u>\$ 1,700</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued, and accrued interest, for the construction of public improvements conveyed to other governments.

NOTE 7 AGREEMENTS

Advance and Reimbursement Agreement

On September 30, 2021, the District, and GEOS Ventures, LLC (the Developer) entered into an Advance and Reimbursement Agreement pursuant to which the Developer has agreed to advance funds to the District to cover the shortfall, if any, in the District's General Fund for the payment of administrative, operations and maintenance expenditures. The District has agreed to reimburse such advances, together with interest at 6% per annum, subject to annual appropriation and budget approval by the District. As of December 31, 2021, the outstanding advances under this agreement totaled \$102,901 and accrued interest totaled \$2,563.

NOTE 8 RELATED PARTY

The Developer of the property which constitutes the District is GEOS Ventures, LLC, a Colorado limited liability company. As of December 31, 2021, the majority of the members of the Board of Directors are officers or employees of the Developer or an entity affiliated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 9 INTERFUND TRANSFERS

The District transferred \$60,029 from the General Fund to the Special Revenue Fund to cover certain operating and maintenance expenditures.

The District transferred \$19,474 from the General Fund to the Capital Projects Fund to cover certain capital expenditures.

The District transferred \$817,844 from the Capital Projects Fund to the Debt Service Fund to cover the loan refunding.

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 10 LITIGATION

The District has been named in a lawsuit in 2022. The outcome of this lawsuit is undeterminable at this time.

NOTE 11 RISK MANAGEMENT

Except as provided in the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S., 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 (the 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 and public officials' liability 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 12 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). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

On November 6, 2007, the District's voters authorized the District to collect, retain and spend all revenues in excess of TABOR spending, revenue raising or other limitations.

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.

SUPPLEMENTARY INFORMATION

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 49,507	\$ 49,507	\$ -
Specific Ownership Taxes	3,465	3,788	323
Net Investment Income	-	231	231
Total Revenues	<u>52,972</u>	<u>53,526</u>	<u>554</u>
EXPENDITURES			
County Treasurer's Fe	743	746	(3)
Refunding Escrow	812,000	817,844	(5,844)
Paying Agent Fees	4,000	-	4,000
Bond Interest	234,028	-	234,028
Total Expenditures	<u>1,050,771</u>	<u>818,590</u>	<u>232,181</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(997,799)	(765,064)	232,735
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	1,880,277	817,844	(1,062,433)
Transfers to Other Funds	(35,000)	-	35,000
Total Other Financing Sources (Uses)	<u>1,845,277</u>	<u>817,844</u>	<u>(1,027,433)</u>
NET CHANGE IN FUND BALANCES	847,478	52,780	(794,698)
FUND BALANCES - BEGINNING OF YEAR	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 847,478</u>	<u>\$ 52,780</u>	<u>\$ (794,698)</u>

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ -	\$ 903	\$ 903
Total Revenues	-	903	903
EXPENDITURES			
Accounting	-	11,220	(11,220)
Legal Services	-	19,082	(19,082)
Engineering	-	110,327	(110,327)
Bond Issue Costs	350,000	346,773	3,227
Capital Outlay	2,769,723	1,624,848	1,144,875
Total Expenditures	3,119,723	2,112,250	1,007,473
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(3,119,723)	(2,111,347)	1,008,376
OTHER FINANCING SOURCES (USES)			
Bond Proceeds	5,000,000	4,911,329	(88,671)
Bond Premium	-	119,003	119,003
Developer Advance	2,769,723	-	(2,769,723)
Repay Developer Advance	(2,769,723)	-	2,769,723
Transfers from Other Fund	-	19,474	19,474
Transfers to Other Fund	(1,880,277)	(817,844)	1,062,433
Total Other Financing Sources	3,119,723	4,231,962	1,112,239
NET CHANGE IN FUND BALANCE	-	2,120,615	2,120,615
Fund Balance - Beginning of Year	-	-	-
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 2,120,615</u>	<u>\$ 2,120,615</u>

OTHER INFORMATION

**GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

\$4,911,329 Accreting to \$6,150,000 at Maturity
Limited Tax General Obligation Convertible
Capital Appreciation Refunding and Improvement
Bonds, Series 2021(3)
Dated March 8, 2021
Principal due December 1
Interest Rate 6.125% Payable
June 1 and December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ -	\$ -
2023	-	-	-
2024	-	-	-
2025	-	376,688	376,688
2026	-	376,688	376,688
2027	-	376,688	376,688
2028	10,000	376,688	386,688
2029	10,000	376,075	386,075
2030	35,000	375,463	410,463
2031	40,000	373,319	413,319
2032	70,000	370,869	440,869
2033	75,000	366,518	441,518
2034	105,000	361,988	466,988
2035	110,000	355,556	465,556
2036	150,000	348,819	498,819
2037	155,000	339,631	494,631
2038	200,000	330,138	530,138
2039	210,000	317,888	527,888
2040	255,000	305,025	560,025
2041	270,000	289,406	559,406
2042	325,000	272,869	597,869
2043	345,000	252,963	597,963
2044	400,000	231,831	631,831
2045	425,000	207,331	632,331
2046	495,000	181,300	676,300
2047	520,000	150,981	670,981
2048	595,000	119,131	714,131
2049	635,000	82,688	717,688
2050	715,000	43,794	758,794
Total	<u>\$ 6,150,000</u>	<u>\$ 7,560,335</u>	<u>\$ 13,710,335</u>

GEOS NEIGHBORHOOD METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021

Year Ended December 31	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2017	\$ 485,250	40.000	0.000	\$ 19,411	\$ 19,411	100.00 %
2018	799,281	40.000	0.000	31,971	31,971	100.00
2019	911,009	40.000	0.000	36,441	36,728	100.79
2020	1,311,453	40.000	0.000	52,458	52,458	100.00
2021	1,482,280	11.133	33.399	66,009	66,009	100.00
Estimated for Year Ending December 31, 2022	\$ 2,276,867	15.526	29.006	\$ 101,393		

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