

**EASTERN HILLS METROPOLITAN DISTRICT NOS. 21-23  
CONSOLIDATED ANNUAL REPORT FOR REPORT YEAR 2022  
CITY OF AURORA**

Pursuant to the Service Plan for the Eastern Hills Metropolitan District Nos. 21-23 (collectively, the “Districts”) the Districts are required to provide an annual report to the City of Aurora (the “City”) with regard to the following matters:

**1. Boundary changes made or proposed to the Districts' boundaries as of December 31 of the prior year.**

During report year 2022, the Districts did not make changes to its boundaries.

**2. Intergovernmental Agreements with other governmental entities, either entered into or proposed, as of December 31 of the prior year.**

During report year 2022, the Districts did not enter into any intergovernmental agreements.

**3. Access information to obtain copies of the Districts' rules and regulations, if any, as of December 31 of the report prior year.**

During report year 2022, the Districts did not change their policies, rules, or regulations. The Districts' website is: <https://www.easternhillsmds.com/>

**4. A summary of any litigation which involves the Districts' public improvements as of December 31 of the prior year.**

During report year 2022, the Districts were not involved in litigation.

**5. Status of Districts' construction of the public improvements as of December 31 of the prior year.**

During the report year 2022, the Districts did not construct public improvements.

**6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.**

During the report year of 2022, the Districts did not dedicate any facilities or improvements to the City.

**7. The assessed value of the Districts for 2022.**

The assessed valuations as certified by the Arapahoe County Assessor in 2022 are as follows:

Eastern Hills Metropolitan District No. 21 \$0  
Eastern Hills Metropolitan District No. 22 \$0  
Eastern Hills Metropolitan District No. 23 \$0

**8. Current year budget including a description of the public improvements to be constructed in such year.**

The Districts' 2023 Budgets and related Resolutions are attached as Exhibit A.

**9. Audit of the Districts' 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.**

See Exhibit B. The audit documents were not available at the time this report was submitted. The audit documents can be found at <https://apps.leg.co.gov/osa/lg> once available.

**10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any Debt instrument:**

During the report year, there were no uncured events of default by the Districts which continued beyond a ninety (90) day period under any Debt instrument.

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

During the report year, the Districts didn't have an inability to pay their obligations.

The foregoing Annual Report and accompanying exhibits are submitted this 28th day of July, 2023.

*/s/ Russell W. Dykstra*  
Russell W. Dykstra, Counsel for the District

**EXHIBIT A**

**Districts' 2023 Budgets**

**RESOLUTION**  
**TO ADOPT 2023 BUDGET AND APPROPRIATE SUMS OF MONEY**  
**EASTERN HILLS METROPOLITAN DISTRICT NO. 21**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE EASTERN HILLS METROPOLITAN DISTRICT NO. 21, ARAPAHOE 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 of the Eastern Hills Metropolitan District No. 21 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on February 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EASTERN HILLS METROPOLITAN DISTRICT NO. 21 OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Eastern Hills Metropolitan District No. 21 for calendar year 2023.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 17th day of February, 2023.

EASTERN HILLS METROPOLITAN  
DISTRICT NO. 21

*Thomas M Clark*

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President

ATTEST:



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Secretary

ATTACH COPY OF THE ADOPTED BUDGET

**Eastern Hills Metropolitan District No. 21**  
**2023 Budget**  
For the Year Ending December 31, 2023

**General Fund**

<u>Expense</u>	Actual <u>2022</u>	Actual <u>2022</u>	Proposed <u>2023</u>
Beginning Funds Balance	\$ -	\$ -	\$ -
<b>Revenue</b>			
Property Taxes	\$ -	\$ -	\$ -
Specific Ownership Taxes	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ 50,000.00
Interest Income			
Miscellaneous Income	\$ -	\$ -	\$ -
	\$ -	\$ -	
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>
<b>Total Funds Available</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>
<b>Expenditures</b>			
Accounting / Audit	\$ -	\$ -	\$ 2,500.00
Election Expense	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 10,000.00
Insurance/SDA Dues	\$ -	\$ -	\$ 2,500.00
Legal	\$ -	\$ -	\$ 15,000.00
Management	\$ -	\$ -	\$ 1,500.00
Contingency	\$ -	\$ -	\$ 15,000.00
Misc. Expenses	\$ -	\$ -	\$ 2,000.00
Treasurer's Fees	\$ -	\$ -	\$ -
Repay Developer Advances	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 48,500.00</b>
<b>Emergency Reserve</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500.00</b>
<b>Total Expenditures requiring appropriation</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000.00</b>
<b>Ending Funds Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**EASTERN HILLS METROPOLITAN DISTRICT NO. 21**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Eastern Hills Metropolitan District No. 21.

The Eastern Hills Metropolitan District No. 21 has adopted one fund, a General Fund, to provide for the payment of general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be developer advance. The district does not intend to impose a mill levy on the property within the district in 2023.



**RESOLUTION**  
**TO ADOPT 2023 BUDGET AND APPROPRIATE SUMS OF MONEY**  
**EASTERN HILLS METROPOLITAN DISTRICT NO. 22**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE EASTERN HILLS METROPOLITAN DISTRICT NO. 22, ARAPAHOE 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 of the Eastern Hills Metropolitan District No. 22 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on February 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EASTERN HILLS METROPOLITAN DISTRICT NO. 22 OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Eastern Hills Metropolitan District No. 22 for calendar year 2023.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 17th day of February, 2023.

EASTERN HILLS METROPOLITAN  
DISTRICT NO. 22

*Thomas M Clark*

\_\_\_\_\_  
President

ATTEST:

*[Handwritten Signature]*  
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Secretary

ATTACH COPY OF THE ADOPTED BUDGET

**Eastern Hills Metropolitan District No. 22**  
**2023 Budget**  
For the Year Ending December 31, 2023

**General Fund**

<u>Expense</u>	Actual <u>2022</u>	Actual <u>2022</u>	Proposed <u>2023</u>
Beginning Funds Balance	\$ -	\$ -	\$ -
<b>Revenue</b>			
Property Taxes	\$ -	\$ -	\$ -
Specific Ownership Taxes	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ 50,000.00
Interest Income			
Miscellaneous Income	\$ -	\$ -	\$ -
	\$ -	\$ -	
Total Revenue	\$ -	\$ -	\$ 50,000.00
Total Funds Available	\$ -	\$ -	\$ 50,000.00
<b>Expenditures</b>			
Accounting / Audit	\$ -	\$ -	\$ 2,500.00
Election Expense	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 10,000.00
Insurance/SDA Dues	\$ -	\$ -	\$ 2,500.00
Legal	\$ -	\$ -	\$ 15,000.00
Management	\$ -	\$ -	\$ 1,500.00
Contingency	\$ -	\$ -	\$ 15,000.00
Misc. Expenses	\$ -	\$ -	\$ 2,000.00
Treasurer's Fees	\$ -	\$ -	\$ -
Repay Developer Advances	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 48,500.00
Emergency Reserve	\$ -	\$ -	\$ 1,500.00
Total Expenditures requiring appropriation	\$ -	\$ -	\$ 50,000.00
Ending Funds Balance	\$ -	\$ -	\$ -

**EASTERN HILLS METROPOLITAN DISTRICT NO. 22**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Eastern Hills Metropolitan District No. 22.

The Eastern Hills Metropolitan District No. 22 has adopted one fund, a General Fund, to provide for the payment of general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be developer advance. The district does not intend to impose a mill levy on the property within the district in 2023.

**RESOLUTION  
TO ADOPT 2023 BUDGET AND APPROPRIATE SUMS OF MONEY  
EASTERN HILLS METROPOLITAN DISTRICT NO. 23**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE EASTERN HILLS METROPOLITAN DISTRICT NO. 23, ARAPAHOE 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 of the Eastern Hills Metropolitan District No. 23 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on February 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EASTERN HILLS METROPOLITAN DISTRICT NO. 23 OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Eastern Hills Metropolitan District No. 23 for calendar year 2023.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 5. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 17th day of February, 2023.

EASTERN HILLS METROPOLITAN  
DISTRICT NO. 23

*Thomas M. Clark*

\_\_\_\_\_  
President

ATTEST:



\_\_\_\_\_  
Secretary

ATTACH COPY OF THE ADOPTED BUDGET



**Eastern Hills Metropolitan District No. 23**  
**2023 Budget**  
For the Year Ending December 31, 2023

**General Fund**

<u>Expense</u>	Actual <u>2022</u>	Actual <u>2022</u>	Proposed <u>2023</u>
Beginning Funds Balance	\$ -	\$ -	\$ -
Revenue			
Property Taxes	\$ -	\$ -	\$ -
Specific Ownership Taxes	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ 50,000.00
Interest Income			
Miscellaneous Income	\$ -	\$ -	\$ -
	\$ -	\$ -	
Total Revenue	\$ -	\$ -	\$ 50,000.00
Total Funds Available	\$ -	\$ -	\$ 50,000.00
Expenditures			
Accounting / Audit	\$ -	\$ -	\$ 2,500.00
Election Expense	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ 10,000.00
Insurance/SDA Dues	\$ -	\$ -	\$ 2,500.00
Legal	\$ -	\$ -	\$ 15,000.00
Management	\$ -	\$ -	\$ 1,500.00
Contingency	\$ -	\$ -	\$ 15,000.00
Misc. Expenses	\$ -	\$ -	\$ 2,000.00
Treasurer's Fees	\$ -	\$ -	\$ -
Repay Developer Advances	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 48,500.00
Emergency Reserve	\$ -	\$ -	\$ 1,500.00
Total Expenditures requiring appropriation	\$ -	\$ -	\$ 50,000.00
Ending Funds Balance	\$ -	\$ -	\$ -

**EASTERN HILLS METROPOLITAN DISTRICT NO. 23**  
**2023**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2023 budget for the Eastern Hills Metropolitan District No. 23.

The Eastern Hills Metropolitan District No. 23 has adopted one fund, a General Fund, to provide for the payment of general operating expenditures.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2023 will be developer advance. The district does not intend to impose a mill levy on the property within the district in 2023.

## **EXHIBIT B**

### **2022 Audited Financial Statements**

The audit documents were not available at the time this report was submitted. The audit documents can be found at <https://apps.leg.co.gov/osa/lg> once available.