

ANNUAL INFORMATION REPORT
for the year 2021
SILVER PEAKS EAST METROPOLITAN DISTRICT

Pursuant to Section VII of the Service Plan for Silver Peaks East Metropolitan District (“District”) approved by the Town of Lochbuie, Colorado (“Town”) on August 2, 2016 (“Service Plan”).

4. A narrative summary of the progress of the District in implementing its Service Plan for the report year. The Service Plan of the District was approved by the Town on August 2, 2016. The District is in the planning phase of development.

5. Audit of the District’s 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 (including the State’s letter confirming acceptance of such application for exemption). The District’s 2021 Audited Financial Statements is attached hereto as Exhibit A. Correspondence from the Office of the State Auditor confirming acceptance has not been received to date, but will be forwarded under separate cover upon receipt.

3. Summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year. No capital improvements were constructed in 2021. **The District accepted \$5,708,165.54 in certified costs related to public improvements in July of 2022, so some items should be listed as “proposed” to be undertaken. Please confirm with Forestar what public improvements are anticipated to occur (or have occurred) in 2022 and within the next 5 years.**

4. Summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable property of the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year. A copy of the 2021 Certification of Valuation from Weld County and the District’s Certification of Tax Levies are attached hereto as Exhibit B (no debt was issued by the District during 2021 and none of the District’s current mill levy is currently pledged to Debt retirement).

5. The District’s budget for the calendar year in which the annual report is submitted. The 2022 Budget is attached hereto as Exhibit C and incorporated herein by reference.

6. A summary of the residential development in the District for the report year. No residential development occurred during the report year.

7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year. Not Applicable.

8. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings, if any, of the Board.

Board of Directors:

Bryan Reid (President)
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David Brandon Jack (Assistant Secretary)
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District Manager

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General Counsel:

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2022 Regular Meetings Dates: 2022 regular meetings are scheduled on March 16, 2022 and October 12, 2022.

EXHIBIT A

EXHIBIT B

EXHIBIT C