

**2023 ANNUAL REPORT  
WESTERN SLOPE METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S., and Section VII of the Service Plan approved by the City Council of the City of Grand Junction, Colorado, on August 16, 2023, the following report of the activities of the Western Slope Metropolitan District (the “**District**”) from January 1, 2023 to December 31, 2023 is hereby submitted.

- A. Boundary changes made: There were no boundary changes made during the report year, as the District was not statutorily organized until January 19, 2024.
- B. Intergovernmental Agreements with other governmental entities, either entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements during the report year, as the District was not statutorily organized until January 19, 2024.
- C. Access information to obtain a copy of rules and regulations adopted by the Board: As of the end of the report year, the District Board has not adopted any rules and regulations. If any rules and regulations are adopted, they may be obtained from the District Manager: Tiffany Skoglund, Pinnacle Consulting Group, Inc., 550 W. Eisenhower Blvd., Loveland, Colorado 80537. Phone: 970-669-3611. Email: [tiffanys@pcgi.com](mailto:tiffanys@pcgi.com).
- D. A summary of all litigation involving public improvements owned by the District: There was no litigation involving the District’s public improvements during the report year.
- E. The status of the construction of public improvements by the District: The District did not construct any public improvements during the report year, as the District was not statutorily organized until January 19, 2024.
- F. A list of all facilities or improvements constructed by the District that were conveyed or dedicated to the City: There were no facilities or improvements constructed by the District that were conveyed or dedicated to the City during the report year.
- G. The final assessed valuation of the District as of December 31 of the reporting year: Not applicable. The District was not statutorily organized until January 19, 2024, so it does not yet show up in the County Assessor records for 2023.
- H. A copy of the current year’s budget: A copy of the District’s 2024 budget is attached hereto as **Exhibit A**.
- 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: Not applicable. The District was not statutorily organized until January 19, 2024, so is not required to file an audit or audit exemption for 2023.

- J. Notice of any uncured defaults existing for more than ninety (90) days under any Debt instrument of the District: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- K. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

**EXHIBIT A**

2024 Budget

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**WESTERN SLOPE METROPOLITAN DISTRICT**  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2024

STATE OF COLORADO )  
 )  
COUNTY OF MESA )ss.  
 )  
WESTERN SLOPE )  
METROPOLITAN )  
DISTRICT )

The Board of Directors of the Western Slope Metropolitan District, City of Grand Junction, Mesa County, Colorado, held a meeting via Zoom Friday, February 2, 2024, at 1:00 P.M.

The following members of the Board of Directors were present:

Mark Goldberg, President  
Brian Litke, Treasurer  
Daniel Nichols, Secretary  
Brian Jumps, Assistant Secretary

The absence of Robert Nichols, Assistant Secretary, was excused.

Also in Attendance:

Elisabeth Cortese, Esq., Tim O'Connor, Esq., and Craig Sorensen; McGeady Becher P.C.  
Tiffany Skoglund, Amanda Castle, Andrew Kunkel, Tracie Kaminski, Irene Buenavista,  
and Teresa Adler; Pinnacle Consulting Group, Inc.  
Tiffany Leichman, Esq.; Sherman & Howard L.L.C.

Attorney Cortese stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2024 budget. Director Goldberg opened the public hearing on the District's proposed 2024 budget. There being no public comment on the District's budget the public hearing was closed.

Thereupon, Director Litke moved to adopt the following Resolution:

RESOLUTION NO. 2024-02-03

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR WESTERN SLOPE METROPOLITAN DISTRICT, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON THE LAST DAY OF DECEMBER 2024,

WHEREAS, the Board of Directors of the Western Slope Metropolitan District 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 on January 27, 2024 in *The Grand Junction Daily Sentinel*, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on February 2, 2024, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF WESTERN SLOPE METROPOLITAN DISTRICT OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. 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 Western Slope Metropolitan District for the calendar year 2024.

Section 4. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget does 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.

Section 6. Budget Certification. That the budget shall be certified by Director D. Nichols, Secretary of the District, and made a part of the public records of Western Slope Metropolitan District.

The foregoing Resolution was seconded by Director D. Nichols.

**[Remainder of Page Left Blank Intentionally]**

RESOLUTION APPROVED AND ADOPTED on February 2, 2024.

**WESTERN SLOPE METROPOLITAN DISTRICT**

By: Mark G. Selby  
President

Attest:

Daniel Nichols  
Secretary

STATE OF COLORADO )  
 )  
COUNTY OF MESA )ss.  
 )  
WESTERN SLOPE )  
METROPOLITAN )  
DISTRICT )

I, Daniel Nichols, Secretary to the Board of Directors of the Western Slope Metropolitan District, City of Grand Junction, Mesa County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Zoom on February 2, 2024, at 1:00 P.M., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; 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. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 2nd day of February 2024.



*Daniel Nichols*

\_\_\_\_\_  
Daniel Nichols, Secretary

**EXHIBIT A**  
**ADOPTED BUDGET**



## Management Budget Report

BOARD OF DIRECTORS  
WESTERN SLOPE METROPOLITAN DISTRICT

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023 and the actual historic information for the year 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in blue ink, appearing to read "Jim Benash".

Pinnacle Consulting Group, Inc.  
January 31, 2024

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
(970)669-3611 (303)333-4380  
[www.PCGI.com](http://www.PCGI.com)

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WESTERN SLOPE METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
Modified Accrual Budgetary Basis				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
<b>Revenues</b>				
Property Taxes	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-
Operating Advance	-	-	-	51,500
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,500</b>
<b>Expenditures</b>				
Accounting	\$ -	\$ -	\$ -	\$ 15,000
District Management	-	-	-	15,000
Legal	-	-	-	15,000
Office, Dues & Other	-	-	-	1,000
Contingency	-	-	-	4,000
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500</b>
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500</b>