

**REDLANDS 360 METROPOLITAN DISTRICT NOS. 1-9
2024 ANNUAL REPORT
CITY OF GRAND JUNCTION, MESA COUNTY**

Pursuant to Article III J. of the Consolidated Service Plan for Redlands 360 Metropolitan District Nos. 1-9 (collectively, the “Districts” and each a “District”) and pursuant to Section 32-1-207(3)(c), C.R.S., the Districts are required to submit an Annual Report (“Annual Report”) to the City of Grand Junction no later than August 1st of each year. The Districts submit the following Annual Report for the year ending December 31, 2024 (the “Reporting Year”).

Current Year:	2025
Annual Report Year:	2024
Name of Districts:	Redlands 360 Metropolitan District Nos. 1-9
Business Address of Districts:	c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, Colorado 80203
Districts Telephone Number:	(303) 839-3800
Contact Person:	Lisa K. Mayers, General Counsel to the Districts

1. Boundary changes made or proposed to the Districts’ boundaries as of the Reporting Year.

District Nos. 1 and 9 were formed December 8, 2020 and District Nos. 2, 3, 4, 5, 6, 7, and 8 were formed on May 20, 2022.

During the Reporting Year the Redlands 360 Metropolitan District Nos. 2, 3, and 9 submitted proposed Orders for Inclusions and Exclusions, and Redlands 360 Metropolitan District No. 4 submitted a proposed Order for Exclusion. The Orders were granted by the Mesa County District Court, and became effective when recorded with the Mesa County Clerk Recorder as set forth below:

Redlands 360 Metropolitan District No. 2 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113892 on 1/3/2025.

Redlands 360 Metropolitan District No. 2 Order for Inclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113899 on 1/3/2025.

Redlands 360 Metropolitan District No. 3 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113893 on 1/3/2025.

Redlands 360 Metropolitan District No. 3 Order for Inclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113900 on 1/5/2025.

Redlands 360 Metropolitan District No. 4 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113894 on 1/3/2025.

Redlands 360 Metropolitan District No. 9 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113895 on 1/3/2025.

Redlands 360 Metropolitan District No. 9 Order for Inclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3113901 on 1/3/2025.

2. Intergovernmental agreements with other governmental entities, either entered into, terminated, or proposed, as of the Reporting Year.

Districts Nos. 1 and 9 each entered into an Intergovernmental Agreement with the City of Grand Junction on February 2, 2022. Districts Nos. 2, 3, 4, 5, 6, 7, and 8 entered into similar Intergovernmental Agreements with the City in September 2022. Also in September 2022, the Districts entered into an Intergovernmental Agreement by and between themselves to address intra-district operations and expenses, among other matters.

The Districts did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

3. Copies of the Districts' rules and regulations, if any, adopted by the Board as of the Reporting Year.

The Districts did not adopt any rules or regulations during the Reporting Year. To request copies of any rules and regulations adopted by the Districts, contact the District's legal counsel: Spencer Fane, LLP, Attn: Lisa K. Mayers, 303-839-3800, [District Counsel's Email Address](#).

4. A summary of litigation involving public improvements owned by the Districts.

There is no litigation or notices of claim, pending or threatened against the Districts, which involve public improvements of which the Districts are aware of as of the Reporting Year.

5. The status of the Districts' construction of the public improvements by the District as of the Reporting Year.

Public improvements, including roads, detention ponds, irrigation facilities and other appurtenant structures, were under construction by the Districts during the Reporting Year.

6. A list of all facilities or improvements constructed by the Districts that were conveyed or dedicated to and accepted by the City or the county as of the Reporting Year.

No facilities or improvements were dedicated to the City of Grand Junction during the Reporting Year.

7. The final assessed valuation of the Districts as of December 31 of the Reporting Year.

Redlands 360 Metropolitan District No. 1:	\$412,050
Redlands 360 Metropolitan District No. 2:	\$27,800
Redlands 360 Metropolitan District No. 3:	\$40,870
Redlands 360 Metropolitan District No. 4:	\$153,810
Redlands 360 Metropolitan District No. 5:	\$78,800
Redlands 360 Metropolitan District No. 6:	\$49,100
Redlands 360 Metropolitan District No. 7:	\$63,570
Redlands 360 Metropolitan District No. 8:	\$260
Redlands 360 Metropolitan District No. 9:	\$45,030

8. Current year (2025) budget including a description of the public improvements to be constructed in such year.

The Districts' 2025 budgets was filed with the Division of Local Government and is available at the [Division of Local Government Website](#).

9. 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.

The District's Audit Reports and/or Audit Exemptions are in process, once finalized and filed will be available through the Colorado State Auditor's website [State Auditor's Portal](#).

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

The Districts have not had any uncured events of default during the Reporting Year.

11. Any inability of the District to pay its obligations as they come due, under any obligation, which continues beyond a ninety (90) day period.

The Districts have had no inability to pay their obligations during the Reporting Year.

The foregoing Annual Report is submitted by the undersigned, on behalf of the Redlands 360 Metropolitan District Nos. 1-9, dated this 31st day of July 2025.

SPENCER FANE LLP

/s/ Lisa K. Mayers

Lisa K. Mayers, Counsel for the District

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5(3).