

REDLANDS 360 METROPOLITAN DISTRICT NOS. 1-9
2025 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, 2025 (the “Reporting Year”).

Current Year:	2026
Annual Report Year:	2025
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. 4 and 9 submitted proposed Orders for Exclusions. The excluded properties were included into Redlands 360 Metropolitan District No. 2. 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. 4 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3143762 on 11/25/2025.

Redlands 360 Metropolitan District No. 9 Order for Exclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3143764 on 11/25/2025.

Redlands 360 Metropolitan District No. 2 Order for Inclusion was recorded with the Mesa County Clerk & Recorder under Reception No. 3143780 on 11/25/2025.

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.

During the Reporting Year, District No. 2 issued limited tax general obligation bonds (senior, subordinate and junior subordinate). As part of that issuance, District No. 1 entered into a pledge agreement with District No. 2 whereby District No. 1 pledged its ad valorem tax revenues to District No. 2 for repayment of the 2025 bonds. The bond proceeds are being used to construct public improvements benefitting both Districts and the broader Redlands 360 community.

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 Districts' 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, of which the Districts are aware during the Reporting Year, and which involve public improvements.

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 and continue to be under construction.

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:	\$502,180
Redlands 360 Metropolitan District No. 2:	\$1,230,450
Redlands 360 Metropolitan District No. 3:	\$40,870
Redlands 360 Metropolitan District No. 4:	\$153,830
Redlands 360 Metropolitan District No. 5:	\$78,760
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: \$46,100

8. Current year (2026) budget including a description of the public improvements to be constructed in such year.

The Districts' 2026 budgets were filed with the Division of Local Government and are available at the [Division of Local Government Website](#). The Districts continue to construct public improvements, including roads, detention ponds, irrigation facilities and other appurtenant structures, including landscaping.

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 Districts' Audit Reports and/or Audit Exemptions are in process, once finalized and filed, they 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 as they come due 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 17th day of July 2026.

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).