

**WEST MOUNTAIN METROPOLITAN DISTRICT
AND
WEST MOUNTAIN METROPOLITAN DISTRICT NOS. 2-5
2023 ANNUAL REPORT
TOWN OF FRASER, GRAND COUNTY**

Pursuant to Section 32-1-207(3)(c), C.R.S., West Mountain Metropolitan District (“West Mountain”) and the West Mountain Metropolitan District Nos. 2-5 (“WMMD2-5”) and (collectively, the “Districts” and each a “District”), the Districts are required to submit an Annual Report (“Annual Report”) each year. The Districts submit the following information below for the year ending December 31, 2023 (the “Reporting Year”).

1. Boundary changes made or proposed to the Districts’ boundaries as of December 31st of the Reporting Year.

The Board of Trustees of the Town of Fraser approved the Consolidated Service Plan for West Mountain and WMMD2-5 on May 7, 2023, which adjusts the boundaries of West Mountain so that West Mountain no longer includes the property that is now part of WMMD2-5.

No boundary changes were made or proposed to the WMMD2-5 during the Reporting Year.

2. Intergovernmental agreements with other governmental entities, either entered into, proposed, or terminated, as of December 31st of the Reporting Year.

The Districts did not enter into any intergovernmental agreements during the Reporting Year, further, no intergovernmental agreements were proposed or terminated.

3. Copies of each Districts’ rules and regulations, if any, as of December 31st of the Reporting Year.

The Districts did not adopt or modify rules and regulations during the Reporting Year. To request copies of any rules and regulations adopted by the Districts, contact the District’s legal counsel, Nicole Peykov at npeykov@spencerfane.com.

4. A summary of any litigation which involves the Districts’ public improvements as of December 31st of the Reporting Year.

There is no litigation, pending or threatened, which involves the Districts’ public improvements, of which the Districts are aware.

5. The status of each Districts’ construction of the improvements as of December 31st of the Reporting Year.

No improvements were constructed by the Districts during the Reporting Year.

6. A list of all facilities or improvements constructed by each District that were conveyed, dedicated, and accepted by the county or municipality as of December 31st of the Reporting Year.

The Districts did not construct facilities or improvements that were dedicated to the Town of Fraser or Grand County during the Reporting Year.

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

West Mountain Metropolitan District: \$97,070
West Mountain Metropolitan District No. 2: \$0.00
West Mountain Metropolitan District No. 3: \$0.00
West Mountain Metropolitan District No. 4: \$0.00
West Mountain Metropolitan District No. 5: \$0.00

8. Current year (2024) budget including a description of the improvements to be constructed in such year, if any.

The Districts' 2024 budgets were filed with the Division of Local Government and are available through the Division of Local Government's website: [DOLA Website](#).

9. Copies 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 audits, as applicable.

Revenues and expenditures were less than \$750,000 in 2023. The Districts' 2023 applications for exemptions from audits were filed with the State Auditor and copies are available through the Colorado State Auditor's online portal: [State Auditor's Portal](#).

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

None.

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

None.

The foregoing Annual Report is submitted by the undersigned, on behalf of the West Mountain Metropolitan District and the West Mountain Metropolitan District Nos. 2-5, dated this 19th day of November, 2024.

SPENCER FANE LLP

/s/ Nicole R. Peykov

Nicole R. Peykov, Counsel for the Districts

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).