

# Granby Ranch Metropolitan District Nos. 2-8

## 2020 Consolidated Annual Report

Pursuant to Section VII of the Consolidated Service Plan for Granby Ranch Metropolitan District Nos. 2-8 (the “Districts”), the Districts are required to submit an annual report to the Manager of the Office of Development Assistance of the Town Manager’s Office with regard to the following matters:

1. Boundary changes made or proposed to the Districts’ boundary as of December 31 of the prior year.
2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.
3. Copies of the Districts’ rules and regulations, if any, as of December 31 of the prior year.
4. A summary of any litigation which involves the Districts’ public improvements as of December 31 of the prior year.
5. Status of the Districts’ construction of the public improvements as of December 31 of the prior year.
6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.
7. The assessed valuation of the Districts for the current year.
8. Current year budget including a description of the public improvements to be constructed in such year.
9. Audit of the Districts’ 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.
10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument.
11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

For the year ending December 31, 2020, the Districts make the following report:

1. Boundary changes made or proposed to the Districts’ boundary as of December 31 of the prior year.

There were no boundary changes made or proposed to the boundaries of Granby Ranch Metro District Nos. 2 through 8.

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2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.

No new intergovernmental agreements with other governmental entities were entered into during 2020:

3. Copies of the Districts' rules and regulations, if any, as of December 31 of the prior year.

No rules and regulations have been adopted by the Districts as of December 31, 2020.

4. A summary of any litigation which involves the Districts' public improvements as of December 31 of the prior year.

During 2020, the lender to Granby Realty Holdings, LLC foreclosed on the properties prior to December 31, 2020.

5. Status of the Districts' construction of the public improvements as of December 31 of the prior year.

No public improvements were constructed by the Districts in 2020.

6. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town as of December 31 of the prior year.

No facilities nor improvements were dedicated to the Town by the Districts during 2020.

7. The assessed valuation of the Districts for the current year.

The assessed valuations certified by the Grand County Assessor for 2020 are:

- Granby Ranch Metropolitan District No. 2 \$ 44,610
- Granby Ranch Metropolitan District No. 3 \$ 8,320
- Granby Ranch Metropolitan District No. 4 \$ 8,320
- Granby Ranch Metropolitan District No. 5 \$ 8,320
- Granby Ranch Metropolitan District No. 6 \$ 8,320
- Granby Ranch Metropolitan District No. 7 \$ 8,320
- Granby Ranch Metropolitan District No. 8 \$ 1,239,160

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

Granby Ranch Metro District Nos. 2 thru 8 have not acted to adopt the 2021 budgets.

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9. Audit of the Districts' 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.

Copies of the Applications for Exemption from Audit for Granby Ranch Metro District Nos. 2 thru 8 for the year ended December 31, 2020 will be provided when available.

10. Notice of any uncured events of default by the Districts, which continue beyond a ninety (90) day period, under any debt instrument.

No uncured events of default by the Districts occurred in 2020.

11. Any inability of the Districts to pay their obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

No inability of the Districts to pay their obligations as they came due occurred in 2020.

If you have questions on any of this information, please feel free to contact me.

Thank you,



Eric Weaver  
District Administrator

cc: Clint Waldron, Districts' Counsel  
Grand County Board of Commissioners  
Grand County Clerk and Recorder  
State Department of Local Government  
Colorado State Auditor  
Granby Ranch Metropolitan District Nos. 2-8 Boards of Directors

**Granby Ranch Metropolitan District Nos. 2-8**

**EXHIBIT A**

**Granby Ranch Metro District Nos. 2 and 8 2021 Budgets**

(Will be Provided Once Available)