

**BYERS VIEW METROPOLITAN DISTRICT,
GP NORTH MEADOW METROPOLITAN DISTRICT, AND
GP SOUTH MEADOW METROPOLITAN DISTRICT
2025 ANNUAL REPORT
TOWN OF FRASER, GRAND COUNTY, COLORADO**

Pursuant to Section 32-1-207(3)(c), C.R.S., Byers View Metropolitan District (“Byers View MD”), GP North Meadow Metropolitan District (“GP North Meadow MD”), and GP South Meadow Metropolitan District (“GP South Meadow MD” together with Byers View MD and GP North Meadow MD, collectively referred to as the “Districts” and each a “District”), the Districts are required to submit an Annual Report (“Annual Report”) to the Town of Fraser no later than October 1st of each year. The Districts submit the following information below for the year ending December 31, 2025 (the “Reporting Year”).

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

No boundary changes were made to Byers View MD, GP North Meadow MD, or GP South Meadow MD during the Reporting Year.

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

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

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

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

4. A summary of litigation which involves the Districts’ public improvements owned by the Districts as 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 the Districts’ construction of public improvements by the Districts as of the Reporting Year.

The Districts did not construct any public improvements during the Reporting Year.

- 6. A list of all facilities or improvements constructed by the Districts that were conveyed, dedicated, and accepted by the county or municipality as of the Reporting Year.**

The Districts did not convey or dedicate any facilities or improvements to the Town of Fraser or Grand County during the Reporting Year.

- 7. The final assessed valuations of the Districts as of December 31 of the Reporting Year (2025) and the current year (2026).**

Byers View MD: \$743,430 (Reporting Year - 2025)
 \$758,799 (current year - 2026)

GP North Meadow MD: \$171,680 (Reporting Year - 2025)
 \$267,700 (current year - 2026)

GP South Meadow MD: \$74,470 (Reporting Year - 2025)
 \$197,853 (current year - 2026)

- 8. The Districts' budgets for the current year (2026) including a description of the improvements to be constructed in such year, if any.**

The Districts' 2026 budgets were filed with the Division of Local Government and are 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.**

During the Reporting Year, revenues and expenditures of GP North Meadow MD and GP South Meadow MD were less than \$750,000 and applications for exemptions from audits were filed with the Colorado State Auditor's Office. Byers View MD filed an Audit Report for the Reporting Year with the Colorado State Auditor's Office. The Byers View MD 2025 Audit Report and the GP North Meadow MD and GP South Meadow MD 2025 exemptions from audits are available through the Colorado State Auditor's online portal: [Colorado State Auditor's Portal](#).

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

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

- 11. Any inability of the Districts to pay their 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 forgoing 2025 Annual Report is submitted by the undersigned, on behalf of the Byers View Metropolitan District, GP North Meadow Metropolitan District, and GP South Meadow Metropolitan District dated this 26th day of September 2026.

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).