

GUNNISON RISING METROPOLITAN DISTRICT NO. 1

January 24, 2026

Division of Local Government
Via: E-Filing Portal

RE: Gunnison Rising Metropolitan District No. 1

LG ID# 66668

Attached is the 2026 Budget for the Gunnison Rising Metropolitan District No. 1 in Gunnison County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 13, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Gunnison County is 0.000 mills for all general operating purposes subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$250, the total property tax revenue is \$0.00. A copy of the certification of mill levies sent to the County Commissioners for Gunnison County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Gunnison County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of Gunnison Rising Metropolitan District No. 1 (the “**Board**”), City of Gunnison, Gunnison County, Colorado (the “**District**”), held a special meeting, via teleconference on November 13, 2025, at the hour of 10:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET

Gunnison Country TIMES

Proof of Publication

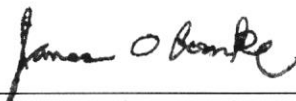
11/6/2025

WBA (Formerly White Bear Ankele Tanaka & Waldron)
2154 E. Commons Ave. Ste. 2000
Centennial, CO 80122

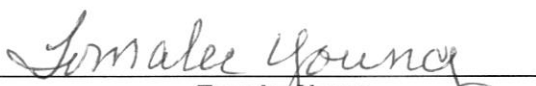
STATE OF COLORADO
County of Gunnison

I, James O'Rourke, do solemnly swear that I am Publisher of THE GUNNISON COUNTRY TIMES; that the same is a weekly newspaper printed in whole or in part in the County of Gunnison, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Gunnison for a period of more than 52 consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under provisions of the Act of March 3, 1879, and any amendments thereof; and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the legal notice or advertisement of which the attached is a full, true and correct copy, was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 issue(s); and that the first publication of said notice was in the issue of said newspaper dated 11/6/2025, and that the last publication of said notice was in the issue of said newspaper dated 11/6/2025.



The above certificate of publication was subscribed and sworn to before me by the above named James O'Rourke who is personally known to me to be the identical person described in the above certificate, on the 6th day of November, 2025 A.D.


Tomalee Young
NOTARY PUBLIC/STATE OF COLORADO
NOTARY ID #20034020559
My Commission Expires: July 15, 2027

Name	WBA (Formerly White Bear Ankele Tanaka & Waldron)
Order Number	278312
Order Date	11/4/2025
Number Issues	1
Pub Count	1
First Issue	11/6/2025
Last Issue	11/6/2025
Order Price	\$43.12
Publications	Gunnison Country Times
Publication Dates	11/6/2025

TOMALEE YOUNG
Notary Public
State of Colorado
Notary ID # 20034020559
My Commission Expires 07-15-2027

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING ON THE
PROPOSED 2026 BUDGETS
AND
NOTICE OF PUBLIC HEARING ON THE
AMENDED 2025 BUDGETS**

The Boards of Directors (collectively the "Boards") of the GUNNISON RISING METROPOLITAN DISTRICT NOS. 1-4 (collectively the "Districts"), will hold a public hearing via teleconference on NOVEMBER 13, 2025, at 10:00 a.m. to consider adoption of the Districts' proposed 2026 budgets (the "Proposed Budgets"), and, if necessary, adoption of an amendment to the 2025 budgets (the "Amended Budgets").

The public hearing can be joined using the following teleconference information:

<https://us06web.zoom.us/j/81223294370>

Meeting ID: 812 2329 4370

Call-in Number: 720-707-2699

The Proposed Budgets and Amended Budgets are available for inspection by the public at the offices of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027.

Any interested elector of the Districts may file any objections to the Proposed Budgets and Amended Budgets at any time prior to the final adoption of the Proposed Budgets or the Amended Budgets by the Boards.

The agenda for any meeting may be obtained at <https://gunnisonmetrodistrict.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARDS OF DIRECTORS:

**GUNNISON RISING METROPOLITAN
DISTRICT NOS. 1-4**, quasi-municipal corporations and political subdivisions of the State of Colorado
/s/ WBA, PC

Published in: Gunnison Country Times
Published on: Thursday, November 6, 2025

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Gunnison County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

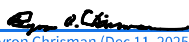
Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 13, 2025.

DISTRICT:

GUNNISON RISING METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado

By: 
Byron Chrisman (Dec 11, 2025 14:22:04 MST)
Officer of the District

ATTEST:

By: S. Carlene Chrisman
S. Carlene Chrisman (Dec 11, 2025 15:22:45 MST)

STATE OF COLORADO
COUNTY OF GUNNISON
GUNNISON RISING METROPOLITAN DISTRICT NO. 1

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Thursday, November 13, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 13th day of November, 2025.

S. Carlene Chrisman
S. Carlene Chrisman (Dec 11, 2025 15:22:45 MST)
Signature

*[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money
and Certifying Mill Levies for the Calendar Year 2026]*

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

GUNNISON RISING METROPOLITAN DISTRICT NO. 1

2026

BUDGET MESSAGE

Gunnison Rising Metropolitan Districts 1-7 are quasi-municipal corporations organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The Districts have no employees and all operations and administrative functions are contracted.

The following budget is prepared using the modified accrual basis of accounting and has been adopted after proper postings, publications and public hearing.

The Districts were formed with the primary purposes of 1) to finance construction of public improvements as defined in the Service Plan for the Districts and; 2) to operate and maintain such public improvements that are not otherwise dedicated or conveyed to the County or other governmental entities and to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all anticipated inhabitants and taxpayers of the District. District No. 1 is intended to be the District responsible for administration, operations and maintenance, and Districts Nos. 2-4 will provide funding for such costs. District No. 3 is intended to be responsible for construction of the public improvements and issuance of debt to finance such improvements. District No. 2 and No. 4 are intended to pledge revenues to be generated in future years to District No. 3 to be used to finance improvements that benefit all of the Districts. Districts 5-7 are in an inactive status for 2026.

BUDGET STRATEGY

The District's strategy in preparing the 2026 budget is to strive to provide the scope of services defined in the service plan in the most economic manner possible.

REVENUE

The primary sources of revenue for the District in 2026 are the transfer of net property tax revenue from Districts 2-4. District No. 1 is not imposing a mill levy in 2026.

EXPENDITURES

The District has adopted a budget for a General Fund to provide for administrative and operating expenditures.

Gunnison Rising Metropolitan District No. 1 (Coordinating District)

Statement of Net Position

September 30, 2025

	General Fund	Fixed Assets & LTD	Total
ASSETS			
CASH			
Checking	6,172		6,172
Colotrust	41,115		41,115
Pooled Cash	-		-
TOTAL CASH	47,287	-	47,287
OTHER CURRENT ASSETS			
Due From Developer	-		-
Due from District 2	97,025		97,025
Due from District 3	897		897
Due from District 4	606		606
Property Tax Receivable	-		-
Prepaid Expense	-		-
TOTAL OTHER CURRENT ASSETS	98,528	-	98,528
OTHER ASSETS			
Service Obligation Rec - No. 2		210,697	210,697
Service Obligation Rec - No. 3		810	810
Service Obligation Rec - No. 4		639	639
TOTAL OTHER ASSETS	-	212,146	212,146
FIXED ASSETS			
Construction in Progress			-
TOTAL FIXED ASSETS	-	-	-
TOTAL ASSETS	145,815	212,146	357,961
LIABILITIES & DEFERRED INFLOWS			
CURRENT LIABILITIES			
Accounts Payable	3,851		3,851
TOTAL CURRENT LIABILITIES	3,851	-	3,851
DEFERRED INFLOWS			
Deferred Property Taxes	-		-
TOTAL DEFERRED INFLOWS	-	-	-
LONG-TERM LIABILITIES			
Developer Payable- Operations		176,144	176,144
Developer Payable- Capital		-	-
Accrued Int- Developer Payable- Ops		36,002	36,002
Accrued Int- Developer Payable- Cap		-	-
TOTAL LONG-TERM LIABILITIES	-	212,146	212,146
TOTAL LIAB & DEF INFLOWS	3,851	212,146	215,996
NET POSITION			
Inv In Service Obligations		212,146	212,146
Amount to be Provided for Debt		(212,146)	(212,146)
Fund Balance- Non-Spendable	-		-
Fund Balance- Restricted	5,387		5,387
Fund Balance- Unassigned	136,577		136,577
TOTAL NET POSITION	141,964	0	141,964
	=	=	=

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Gunnison Rising Metropolitan District No. 1 (Coordinating District)
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/10/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
Assessed Valuation	240	240	240	240				250	Final AV
Mill Levy - Operations	-	-	-	-				-	No Mill Levy in Coordinating District
Property Tax Revenue - Operations	-	-	-	-				-	No Mill Levy in Coordinating District
REVENUE									
Transfer From District No. 2	177,286	165,192	165,192	145,369	141,963	162,225	(20,261)	283,180	Operations Mills Transferred- Per District No. 2
Transfer From District No. 3	829	673	673	56	52	677	(625)	682	Operations Mills Transferred- Per District No. 3
Transfer From District No. 4	547	533	533	45	37	531	(494)	541	Operations Mills Transferred- Per District No. 4
Interest Income	147	120	120	1,292	969	90	879	1,400	Based on 2025 Forecast
TOTAL REVENUE	178,809	166,519	166,519	146,761	143,021	163,523	(20,502)	285,803	
EXPENDITURES									
<u>Administration</u>									
Accounting	36,274	37,000	37,000	25,000	14,465	26,118	11,653	40,000	Assume Increased Activity
Audit	4,280	-	-	-	-	-	-	-	No Audit Required for 2026
Cost of Issuance	-	-	-	-	-	-	-	-	None Anticipated
Legal	14,368	21,000	21,000	12,000	5,833	15,750	9,917	25,000	Assume Increased Activity
Engineering	-	-	12,000	12,000	5,916	-	(5,916)	12,000	Based on 2025 Forecast
Elections	94	15,000	15,000	9,852	9,852	-	(9,852)	500	Prep for 2027 Election
Supplies, Bank, Bill.com	917	1,300	1,300	1,300	794	975	181	1,400	Bill.com fees, checks, etc
Insurance & SDA Dues	12,149	13,500	13,500	14,355	14,355	13,500	(855)	15,800	Liability Insurance & SDA dues- Districts 1-4
Website	-	2,000	2,000	2,500	2,500	1,500	(1,000)	2,600	ADA Compliance & Document Remediation
Certified Prior Administrative Costs	-	-	17,549	17,549	-	-	-	-	None Anticipated
Contingency	-	15,000	15,000	-	-	11,250	11,250	35,000	Unforeseen Needs
<u>Developer Repayment</u>									
Operational Advances- Principal	80,000	85,000	85,000	85,000	-	-	-	108,693	Use Excess funds to pay off balance owed
Operational Advances- Interest	-	-	-	-	-	-	-	50,000	Use Excess funds to pay off balance owed
TOTAL EXPENDITURES	148,081	189,800	219,349	179,556	53,714	69,093	15,379	290,993	
REVENUE OVER / (UNDER) EXPENDITURES	30,728	(23,281)	(52,830)	(32,795)	89,307	94,430	(5,123)	(5,190)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	-	-	17,549	17,549	-	-	-	-	None Anticipated
TOTAL OTHER SOURCES / (USES)	-	-	17,549	17,549	-	-	-	-	
CHANGE IN FUND BALANCE	30,728	(23,281)	(35,281)	(15,246)	89,307	94,430	(5,123)	(5,190)	
BEGINNING FUND BALANCE	21,929	44,913	52,657	52,657	52,657	44,913	7,745	37,412	
ENDING FUND BALANCE	52,657	21,631	17,376	37,412	141,964	139,342	2,621	32,221	
	=	=	=		=	=	=	=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Gunnison County, Colorado.

On behalf of the Gunnison Rising Metropolitan District #1

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Gunnison Rising Metropolitan District #1

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 250

(Gross^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 250

(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted:

12/10/2025

for budget/fiscal year 2026

(not later than Dec 15)

(mm/dd/yyyy)

(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>0.000</u> mills	<u>-</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	<u>-</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>(0.000)</u> mills	<u>-</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	<u>-</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	<u>-</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>-</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>-</u>
7. Other ^N (specify):	<u>0.000</u> mills	<u>-</u>
	<u>0.000</u> mills	<u>-</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>0.000</u> mills	<u>-</u>

Contact person:

(print)

Eric Weaver

Daytime

phone:

(970) 926-6060 extension 6

Signed:

Eric Weaver

Title:

District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).