

GUNNISON RISING METROPOLITAN DISTRICT NO. 4

January 24, 2026

Division of Local Government
Via: E-Filing Portal

RE: Gunnison Rising Metropolitan District No. 4

LG ID# 66671

Attached is the 2026 Budget for the Gunnison Rising Metropolitan District No. 4 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 48.333 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 \$10,590, the total property tax revenue is \$511.85. 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. 4 (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

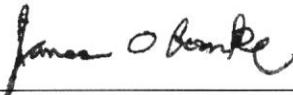
11/6/2025

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

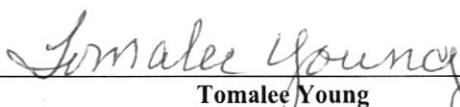
STATE OF COLORADO
County of Gunnison

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 issues(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. 4, 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 (Dec 11, 2025 15:22:45 MST)

STATE OF COLORADO
COUNTY OF GUNNISON
GUNNISON RISING METROPOLITAN DISTRICT NO. 4

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 (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. 4
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 hearings.

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

In 2026 the District will impose a mill levy of 48.333 mills that will generate property tax revenue to be transferred to District No. 1 for general fund expenditures.

EXPENDITURES

The District has adopted two separate funds: 1) a General Fund to provide for revenues generated for transfer to District No. 1 for general operating expenditures and; 2) a Debt Service Fund which is not anticipated to have any activity in 2026.

Gunnison Rising Metropolitan District No. 4 (Planned Commercial)
Statement of Net Position
September 30, 2025
Fixed Assets &

	General Fund	Debt Service Fund	LTD	Total
ASSETS				
CASH				
COLOTRUST	606	-	-	606
Pooled Cash	-	-	-	-
TOTAL CASH	606	-	-	606
OTHER CURRENT ASSETS				
Due From Developer	-	-	-	-
Due from County Treasurer - GF	-	-	-	-
Property Tax Receivable	518	-	-	518
Prepaid Expense	-	-	-	-
TOTAL OTHER CURRENT ASSETS	518	-	-	518
FIXED ASSETS				
Construction in Progress	-	-	-	-
TOTAL FIXED ASSETS	-	-	-	-
TOTAL ASSETS	1,124	-	-	1,124
LIABILITIES & DEFERRED INFLOWS				
CURRENT LIABILITIES				
Accounts Payable	-	-	-	-
Due to District No. 1 GF	606	-	-	606
TOTAL CURRENT LIABILITIES	606	-	-	606
DEFERRED INFLOWS				
Deferred Property Taxes	518	-	-	518
TOTAL DEFERRED INFLOWS	518	-	-	518
LONG-TERM LIABILITIES				
Developer Payable- Operations	-	-	-	-
Developer Payable- Capital	-	-	-	-
Service Obligation Owed to #1	-	-	639	639
Capital Obligation Owed to #3	-	-	-	-
Accrued Int- Developer Payable- Ops	-	-	-	-
Accrued Int- Developer Payable- Cap	-	-	-	-
TOTAL LONG-TERM LIABILITIES	-	-	639	639
TOTAL LIAB & DEF INFLOWS	1,124	-	639	1,763
NET POSITION				
Amount to be Provided for Debt	-	-	(639)	(639)
Fund Balance- Non-Spendable	-	-	-	-
Fund Balance- Restricted	-	-	-	-
Fund Balance- Unassigned	-	-	-	-
TOTAL NET POSITION	-	-	(639)	(639)
	=	=	=	=

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	10,480	10,480		10,480				10,590	2026 Final AV
Mill Levy - Operations	49.432	49.432		49.432				48.333	45 Mills Adj. for 2026, 10 Mills Once Bonds are Issued
Mill Levy - Debt Service Fund	-	-		-				-	0 Mills for 2026, 35 Mills Adj. Once Bonds are Issued
Total Mill Levy	49.432	49.432		49.432				48.333	Total of 45 Mills, Adjusted
Property Tax Revenue - Operations	518	518		518				512	45 Mills Adj. for 2026, 10 Mills Once Bonds are Issued
Property Tax Revenue - Debt Svc Fund	-	-		-				-	0 Mills for 2026, 35 Mills Adj. Once Bonds are Issued
Total Property Taxes	518	518		518				512	Total of 45 Mills, Adjusted
COMBINED FUNDS									
REVENUE									
Property Taxes	524	518	(518)	-	-	518	(518)	512	Total of 45 Mills, Adjusted
Specific Ownership Taxes	20	21	-	21	18	14	4	20	4% of Property Taxes
Interest & Other Income	19	20	4	24	19	15	4	24	Based on 2025 Forecast
TOTAL REVENUE	562	559	(514)	45	37	547	(510)	556	
EXPENDITURES									
Administration									
Accounting, Audit, Legal, & Engineering	-	-	-	-	-	-	-	-	Provided By District No. 1
Treasurer's fees	16	16	16	-	-	16	16	15	3% of Property Taxes
Election	-	-	-	-	-	-	-	-	Provided By District No. 1
Insurance & Misc. Other	-	-	-	-	-	-	-	-	Provided By District No. 1
Transfer to District No. 1	547	543	499	45	37	531	494	541	Transfer of Net Available Funds to No. 1
Emergencies & Contingency	-	50,000	50,000	-	-	37,500	37,500	50,000	Unforeseen Needs/ Funds Available
Debt Service									
Transfer to District No. 3	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	562	50,559	50,514	45	37	38,047	38,010	50,556	
REVENUE OVER / (UNDER) EXPENDITURES	-	(50,000)	50,000	-	-	(37,500)	37,500	(50,000)	
OTHER SOURCES / (USES)									
Developer Advances	-	50,000	(50,000)	-	-	37,500	(37,500)	50,000	Equal to Contingency
TOTAL OTHER SOURCES / (USES)	-	50,000	(50,000)	-	-	37,500	(37,500)	50,000	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	-	-	-	-	-	-	-	-	Insurance Provided By District No. 1
TABOR Emergency Reserve	-	-	-	-	-	-	-	-	TABOR Reserve In District No. 1
Restricted For Debt Service	-	-	-	-	-	-	-	-	All Available Funds Transferred to District No. 3
Unassigned	-	-	-	-	-	-	-	-	
TOTAL ENDING FUND BALANCE	-	-	-	-	-	-	-	-	

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	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								
REVENUE									
Property Taxes - Operations	524	518	(518)	-	-	518	(518)	512	45 Mills Adj. for 2026, 10 Mills Once Bonds are Issued
Specific Ownership Taxes	20	21	-	21	18	14	4	20	4% of Property Taxes
Interest Income	19	20	4	24	19	15	4	24	Based on 2025 Forecast
TOTAL REVENUE	562	559	(514)	45	37	547	(510)	556	
EXPENDITURES									
<u>Administration</u>									
Accounting	-	-	-	-	-	-	-	-	Provided By District No. 1
Audit	-	-	-	-	-	-	-	-	Provided By District No. 1
Legal	-	-	-	-	-	-	-	-	Provided By District No. 1
Engineering	-	-	-	-	-	-	-	-	Provided By District No. 1
Elections	-	-	-	-	-	-	-	-	Provided By District No. 1
Treasurer's Fees	16	16	16	-	-	16	16	15	3% of Property Taxes
Supplies, Bank, Bill.com	-	-	-	-	-	-	-	-	Provided By District No. 1
Insurance & SDA Dues	-	-	-	-	-	-	-	-	Provided By District No. 1
Transfer To District No. 1	547	543	499	45	37	531	494	541	Transfer of Net Available Funds to No. 1
Emergencies	-	-	-	-	-	-	-	-	Provided By District No. 1
Contingency		50,000	50,000	-		37,500	37,500	50,000	Unforeseen Needs/ Funds Available
TOTAL EXPENDITURES	562	50,559	50,514	45	37	38,047	38,010	50,556	
REVENUE OVER / (UNDER) EXPENDITURES	-	(50,000)	50,000	-	-	(37,500)	37,500	(50,000)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	-	50,000	(50,000)	-	-	37,500	(37,500)	50,000	Equal to Contingency
TOTAL OTHER SOURCES / (USES)	-	50,000	(50,000)	-	-	37,500	(37,500)	50,000	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=		=	=	=	=	

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 09/30/25 Actual	YTD Thru 09/30/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
	DEBT SERVICE FUND								
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	0 Mills for 2026, 35 Mills Adj. Once Bonds are Issued
Specific Ownership Taxes	-	-	-	-	-	-	-	-	4% of Property Taxes
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	-	3% of Property Taxes
Transfer to District No. 3	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	-	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

