

GRANBY WEST METROPOLITAN DISTRICT NO. 7

January 3, 2026

Division of Local Government
VIA: E-Filing Portal

RE: Granby West Metropolitan District No. 7 LGID: 66391

Attached is the 2026 Budget for the Granby West Metropolitan District No. 7 in Grand County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on September 29, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number (970) 926-6060.

The mill levy certified to the County Commissioners of Grand 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 contractual obligations; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$9,239,540 the total property tax revenue is \$0.00. A copy of the certification of mill levies sent to the County Commissioners for Grand 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 Grand 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 Granby West Metropolitan District No. 7 (the “**Board**”), Town of Granby, Grand County, Colorado (the “**District**”), held a regular meeting, via teleconference on September 29, 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

AFFIDAVIT OF PUBLICATION**Ad #: 6eOGkOuOs2X69D2Qx447****Customer: Emilee Hansen**

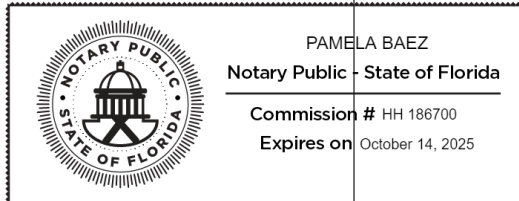
State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sky-Hi News and Middle Park Times, that the same weekly newspaper printed, in whole or in part and published in the County of Grand, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Grand for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or 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 annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 24 Sep 2025 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$34.33**Edmar Corachia**

(Signed) _____

VERIFICATIONState of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 09/24/2025

_____
Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING ON THE
PROPOSED 2026 BUDGET**

AND

**NOTICE OF PUBLIC HEARING ON THE
AMENDED 2025 BUDGET**

The Board of Directors (the "**Board**") of the GRANBY WEST METROPOLITAN DISTRICT NO. 7 (the "**District**"), will hold a public hearing on MONDAY, September 29, 2025 at 10:00 AM, to consider adoption of the District's proposed 2026 budget (the "**Proposed Budget**"), and, if necessary, adoption of an amendment to the 2025 budget (the "**Amended Budget**").

<https://us06web.zoom.us/j/86870282316>
Meeting ID: 868 7028 2316
Call-in Number: 720-707-2699

The Proposed Budget and Amended Budget 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 District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://granbywestmd7.com/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

**GRANBY WEST METROPOLITAN DISTRICT
NO. 7**, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, PC

**PUBLISHED IN THE SKY-HI NEWS AND MIDDLE
PARK TIMES ON WEDNESDAY, SEPTEMBER
24, 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 Grand 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 SEPTEMBER 29, 2025.

DISTRICT:

**GRANBY WEST METROPOLITAN DISTRICT
NO. 7**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: 

Officer of the District

ATTEST:

By: 

STATE OF COLORADO
COUNTY OF GRAND
GRANBY WEST METROPOLITAN DISTRICT NO. 7

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 Monday, September 29, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 29th day of September, 2025.



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

GRANBY WEST METROPOLITAN DISTRICT NO. 7

BUDGET MESSAGE

2026 BUDGET

INTRODUCTION

The budget reflects the projected spending plan for the 2026 fiscal year based upon available revenues. This budget provides for the general operations of the District with no anticipation of the issuance of debt or capital projects.

SERVICES PROVIDED

Through its Service Plan, the District is authorized to finance and operate certain streets, street lighting, traffic and safety controls, water, sanitary sewer, landscaping, storm drainage, mosquito control and park and recreation improvements.

REVENUE

As the District did not levy a property tax for 2026 collection it is anticipated that the developer will advance funding to cover operating expenditures.

EXPENDITURES

For 2026 the District has budgeted for both administrative and operational expenditures, all of which will be reported in the General Fund.

ACCOUNTING METHOD

The District uses the General Fund to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The General Fund is considered a Governmental Fund and is reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures, other than the interest on long term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Granby West Metropolitan District No. 7
Statement of Net Position
July 31, 2025

	General Fund	Fixed Assets & LTD	Total
ASSETS			
CASH			
US Bank Checking	8,131		8,131
TOTAL CASH	8,131	-	8,131
OTHER CURRENT ASSETS			
Due From Developer	-		-
Property Tax Receivable	-		-
Prepaid Expense	-		-
TOTAL OTHER CURRENT ASSETS	-	-	-
FIXED ASSETS			
Easements		40,000	40,000
TOTAL FIXED ASSETS	-	40,000	40,000
TOTAL ASSETS	8,131	40,000	48,131
LIABILITIES & DEFERRED INFLOWS			
CURRENT LIABILITIES			
Accounts Payable	1,293		1,293
TOTAL CURRENT LIABILITIES	1,293	-	1,293
DEFERRED INFLOWS			
Deferred Property Taxes	-		-
TOTAL DEFERRED INFLOWS	-	-	-
LONG-TERM LIABILITIES			
Developer Payable- Operations		162,000	162,000
Accrued Int- Developer Payable- Ops		28,681	28,681
TOTAL LONG-TERM LIABILITIES	-	190,681	190,681
TOTAL LIAB & DEF INFLOWS	1,293	190,681	191,974
NET POSITION			
Investment in Fixed Assets		40,000	40,000
Amount to be Provided for Debt		(190,681)	(190,681)
Fund Balance- Non-Spendable	-		-
Fund Balance- Restricted	728		728
Fund Balance- Unassigned	6,109		6,109
TOTAL NET POSITION	6,838	(150,681)	(143,844)
	=	=	=

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

Granby West Metropolitan District No. 7
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 11/29/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 07/31/25 Actual	YTD Thru 07/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	7,885,620	7,954,680	-	7,954,680				9,239,540	2025 Final AV
Mill Levy - Operations	-	-	-	-				-	No Levy For 2026 Collection
Mill Levy - Debt Service	-	-	-	-				-	No Levy For 2026 Collection
Total Mill Levy	-	-	-	-				-	
GENERAL FUND									
REVENUE									
Property Taxes	-	-	-	-	-	-	-	-	No Levy For 2026 Collection
Specific Ownership Taxes	-	-	-	-	-	-	-	-	4% of Property Taxes
Interest Income	5	-	5	5	5	-	5	-	
Other/Misc. Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	5	-	5	5	5	-	5	-	
EXPENDITURES									
<u>Administration</u>									
Accounting	7,372	8,000	1,500	6,500	2,794	4,667	1,873	8,300	Based on 2025 Budget
Audit	-	-	-	-	-	-	-	-	Exemption Included In Accounting
Legal	9,922	16,000	6,000	10,000	3,144	9,333	6,189	10,500	Based on 2025 Forecast
Supplies, Bank, Bill.com	1,185	1,600	(100)	1,700	1,022	933	(89)	1,700	Based on 2025 Forecast
Treasurer's Fees	-	-	-	-	-	-	-	-	5% of Property Taxes
Elections	147	4,000	1,905	2,095	2,095	4,000	1,905	500	2027 Election Prep
Insurance & SDA Dues	2,972	3,300	1,314	1,986	1,986	3,300	1,314	3,700	Based on 2025 Budget
Miller Settlement Agreement	-	-	-	-	-	-	-	-	
HWY 40 Land Purchase	-	-	-	-	-	-	-	-	
Website Maintenance	600	2,100	100	2,000	1,400	1,225	(175)	2,100	Annual Website Maintenance
<u>Operations</u>									
Landscaping	-	-	-	-	-	-	-	-	
Water Operations	-	-	-	-	-	-	-	-	
Sewer Operations	-	-	-	-	-	-	-	-	
Other/Miscellaneous	-	-	-	-	-	-	-	-	
<u>Contingency</u>									
	-	25,000	25,000	-	-	14,583	14,583	25,000	For Potential Unforeseen Needs
TOTAL EXPENDITURES	22,198	60,000	35,719	24,281	12,441	38,042	25,601	51,800	
REVENUE OVER / (UNDER) EXPENDITURES	(22,193)	(60,000)	35,724	(24,276)	(12,436)	(38,042)	25,606	(51,800)	
OTHER SOURCES / (USES)									
Developer Contribution	-	-	-	-	-	-	-	-	
Developer Advance	26,000	60,000	(36,000)	24,000	8,000	37,942	(29,942)	52,000	To Cover Shortfall
TOTAL OTHER SOURCES / (USES)	26,000	60,000	(36,000)	24,000	8,000	37,942	(29,942)	52,000	
CHANGE IN FUND BALANCE	3,807	-	(276)	(276)	(4,436)	(100)	(4,336)	200	
BEGINNING FUND BALANCE	7,467	6,998	4,276	11,274	11,274	6,998	4,276	10,998	
ENDING FUND BALANCE	11,274	6,998	4,000	10,998	6,838	6,898	(60)	11,198	
	=	=	=	=	=	=	=	=	

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 Grand County, Colorado.

On behalf of the Granby West Metropolitan District No. 7

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Granby West Metropolitan District No. 7

(local government)^C

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

\$ 9,239,540

(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:

\$ 9,239,540

(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: 11/29/2025
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2026.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ -
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	\$ -
SUBTOTAL FOR GENERAL OPERATING:	<u>(0.000)</u> mills	<u>\$ -</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	\$ -
4. Contractual Obligations ^K	<u>0.000</u> mills	\$ -
5. Capital Expenditures ^L	<u>0.000</u> mills	\$ -
6. Refunds/Abatements ^M	<u>0.000</u> mills	\$ -
7. Other ^N (specify): _____	<u>0.000</u> mills	\$ -
	<u>0.000</u> mills	\$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>0.000</u> mills	<u>\$ -</u>

Contact person: Eric Weaver
(print)

Daytime phone: (970) 926-6060 x6

Signed: 

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).