



**CliftonLarsonAllen**

CliftonLarsonAllen LLP  
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**Accountant's Compilation Report**

Board of Directors  
Reunion Metropolitan District  
Adams County, Colorado

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances of Reunion Metropolitan District No. 1 for the year ending December 31, 2016, including the estimate of comparative information for the year ending December 31, 2015, and the actual comparative information for the year ending December 31, 2014, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the accompanying budget.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Reunion Metropolitan District.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 6, 2016



An independent member of Nexia International

**REUNION METROPOLITAN DISTRICT  
SUMMARY  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/6/2016		
	Actual 2014	Estimated 2015	Adopted 2016
BEGINNING FUND BALANCES	\$ 968,060	\$ 1,033,938	\$ 1,050,186
<b>REVENUES</b>			
Intergovernmental revenues	1,122,536	1,998,567	2,287,944
Net investment income	42	90	690
Development fees	478,100	458,438	996,875
Developer advance	-	600,000	900,000
Recreation center revenue, net	589,490	639,000	690,000
HOA revenue, net	173,727	195,900	198,000
Other	24,088	17,200	40,000
Total revenues	2,387,983	3,909,195	5,113,509
<b>TRANSFERS IN</b>			
	-	-	-
Total funds available	3,356,043	4,943,133	6,163,695
<b>EXPENDITURES</b>			
General government			
General & administration	213,210	178,495	209,637
Intergovernmental	356,389	364,103	749,015
Operations			
Facilities and operations management	17,491	-	-
Park operations	916,437	929,668	1,150,034
Recreation center operations	747,811	751,945	916,677
HOA operations	164,420	179,535	204,616
Capital Projects	712,248	1,489,200	2,112,000
Total expenditures	3,128,006	3,892,947	5,341,979
<b>TRANSFERS OUT</b>			
	-	-	-
Total expenditures and transfers out requiring appropriation	3,128,006	3,892,947	5,341,979
ENDING FUND BALANCES	\$ 228,037	\$ 1,050,186	\$ 821,716

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
For the Years Ended and Ending December 31,**

	1/6/2016		
	Actual 2014	Estimated 2015	Adopted 2016
<b>ASSESSED VALUATION</b>			
Adams County			
Residential	\$ -	\$ -	\$ -
Commercial	-	-	-
State assessed	-	2,480	2,360
Agricultural	10	10	10
Personal property	24,110	22,030	310,980
	24,120	24,520	313,350
Adjustments	-	-	-
Certified Assessed Value	\$ 24,120	\$ 24,520	\$ 313,350
 <b>MILL LEVY</b>			
General	0.000	0.000	0.000
Debt Service	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Temporary Mill Levy Reduction	-	-	-
Refund and abatements	-	-	-
Levied property taxes	-	-	-
Adjustments to actual/rounding	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -

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**REUNION METROPOLITAN DISTRICT  
GENERAL FUND SUMMARY  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/6/2016		
	Actual 2014	Estimated 2015	Adopted 2016
BEGINNING FUND BALANCES	\$ 195,386	\$ 123,171	\$ 130,883
REVENUES			
Taxes - NR1MD (18.4 mills)	712,843	750,000	920,237
Taxes - NR2MD (18.4 mills)	99,691	113,000	135,550
Taxes - NR3MD (79.87 mills)	-	8,000	36,000
Developer advance - NR1MD	250,000	250,000	250,000
Developer advance - NR3MD	3,000	-	-
Developer advance - NR4MD	3,000	4,000	7,000
Developer advance - NR5MD	3,000	4,000	7,000
Alleyway costs reimbursement (NRMD1 sub-district)	-	3,100	3,100
Net investment income	10	40	40
Other	23,293	5,000	5,000
Total revenues	1,094,837	1,137,140	1,363,927
TRANSFERS IN	-	-	-
Total funds available	1,290,223	1,260,311	1,494,810
EXPENDITURES (see detail)			
General government			
General & administration	213,210	178,495	209,637
North Range Districts Nos. 1-5	19,914	21,265	28,500
Operations			
Facilities management	17,491	-	-
District property management	916,437	929,668	1,150,034
Total expenditures	1,167,052	1,129,428	1,388,171
TRANSFERS OUT	-	-	-
Total expenditures and transfers out requiring appropriation	1,167,052	1,129,428	1,388,171
ENDING FUND BALANCES	\$ 123,171	\$ 130,883	\$ 106,639

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
GENERAL FUND  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

<b>Account</b>	Actual 2014	Estimated 2015	Adopted 2016
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***DISTRICT GENERAL OPERATIONS & ADMINISTRATION***

LEGAL NOTICE / ADVERTISE	\$ 216	\$ -	\$ 200
MEMBERSHIPS	1,650	2,513	2,550
LEGAL SERVICES	66,813	45,000	45,000
ELECTION	-	-	25,000
MGMT SERVICES	65,469	50,220	50,973
HR / PERS - EMPLOYEE RELATIONS	1,042	1,000	1,000
HR / PERS - LEGAL NOTICES/ADVERTISING	-	-	100
HR / PERS - MEMBERSHIPS	1,250	-	100
FIN SERV - ACCOUNTING	45,252	45,900	47,277
FIN SERV - AUDIT	8,000	8,000	8,000
INSURANCE - REUNION	18,668	21,862	22,736
IT - MGMT SERVICES	4,340	3,500	5,200
IT - COMPUTER SUPPLIES	510	500	1,500

**Total general and administration**    \$ 213,210    \$ 178,495    \$ 209,637

FAC OPNS MGMT - REG WAGES	\$ 13,971	\$ -	\$ -
FAC OPNS MGMT - PAYROLL EXP/BENEFITS	801	-	-
FAC OPNS MGMT - FICA FULL EXP	1,049	-	-
FAC OPNS MGMT - UNEMPLOYMENT	42	-	-
FAC OPNS MGMT - EMP MATCH DEF COMP	374	-	-
FAC OPNS MGMT - TRAINING	240	-	-
FAC OPNS MGMT - UNIFORMS	100	-	-
FAC OPNS MGMT - OPERATING SUPPLIES	914	-	-

**Total facilities and operations management**    \$ 17,491    \$ -    \$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
GENERAL FUND  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

<b>Account</b>	Actual 2014	Estimated 2015	Adopted 2016
<i>North Range Nos. 1-5 costs</i>			
BOD - DIRECTOR FEES	\$ 100	\$ -	\$ 1,000
BOD - MEMBERSHIPS - NR1	353	1,131	1,200
BOD - LEGAL SERVICES - NR1	-	1,500	5,000
FIN SERV - AUDIT	4,000	4,100	4,200
INSURANCE - NR1	2,597	2,147	2,250
Total NRMD No. 1	<u>7,050</u>	<u>8,878</u>	<u>13,650</u>
BOD - LEGAL NOTICE/ADVERT-NR2	-	50	100
BOD - MEMBERSHIPS - NR2	312	387	400
BOD - LEGAL SERVICES - NR2	-	500	1,000
FIN SERV - AUDIT	2,000	2,100	2,100
INSURANCE - NR2	2,413	2,163	2,250
Total NRMD No. 2	<u>4,725</u>	<u>5,200</u>	<u>5,850</u>
BOD - MEMBERSHIPS	300	237	250
BOD - LEGAL SERVICES	-	-	500
INSURANCE - NR3	2,413	2,163	2,250
Total NRMD No. 3	<u>2,713</u>	<u>2,400</u>	<u>3,000</u>
BOD - MEMBERSHIPS	300	231	250
BOD - LEGAL SERVICES	-	-	500
INSURANCE - NR4	2,413	2,162	2,250
Total NRMD No. 4	<u>2,713</u>	<u>2,393</u>	<u>3,000</u>
BOD - MEMBERSHIPS	300	231	250
BOD - LEGAL SERVICES	-	-	500
INSURANCE - NR5	2,413	2,163	2,250
Total NRMD No. 5	<u>2,713</u>	<u>2,394</u>	<u>3,000</u>
<b>Total North Range Districts Nos. 1-5</b>	<b><u>\$ 19,914</u></b>	<b><u>\$ 21,265</u></b>	<b><u>\$ 28,500</u></b>

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**REUNION METROPOLITAN DISTRICT  
GENERAL FUND  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

Account	Actual 2014	Estimated 2015	Adopted 2016
<b><i>DISTRICT PROPERTY MAINTENANCE</i></b>			
DIST OPNS MGMT - REG WAGES	\$ -	\$ 129,037	\$ 168,831
DIST OPNS MGMT - PAYROLL EXP	-	\$ 28,863	36,321
DIST OPNS MGMT - FICA FULL EXP	-	10,323	13,506
DIST OPNS MGMT - UNEMPLOYMENT	-	968	1,266
DIST OPNS MGMT - EMP MATCH DEF COMP	-	1,630	1,656
DIST OPNS MGMT - TRAINING	575	2,100	3,300
DIST OPNS MGMT - UNIFORMS	270	1,500	2,100
DIST OPNS MGMT - OPERATING SUPPLIES	4,117	5,500	6,000
DIST OPNS MGMT - COMMUNICATION	1,210	1,500	1,800
DIST OPNS MGMT - REPAIR SERVICES	2,825	2,300	3,000
DIST OPNS MGMT - PROF SERVICES	320	-	-
DIST OPNS MGMT - MISC O/SERVICES	1,323	1,800	2,500
DIST OPNS MGMT - MILEAGE REIMB	-	1,000	2,000
DIST OPNS MGMT - LIGHTING	-	-	-
Total operations management	10,640	186,520	242,280
IRRIGATION - REG WAGES	119,644	-	-
IRRIGATION - PAYROLL EXPENSE	28,658	-	-
IRRIGATION - FICA FULL EXP	8,929	-	-
IRRIGATION - UNEMPLOYMENT	328	-	-
IRRIGATION - EMP MATCH DEF COMP	1,618	-	-
IRRIGATION - UNIFORMS	-	-	-
IRRIGATION - OPERATING SUPPLIES	24,364	20,000	22,000
IRRIGATION - GAS / FUEL PRODUCTS	8,395	5,000	5,500
IRRIGATION - CLOCKS	-	-	6,600
IRRIGATION - REPAIR SERVICES	8,768	14,654	15,000
IRRIGATION - ELECTRICITY	29,777	30,000	32,500
IRRIGATION - WATER / SEWER	455,351	395,000	437,360
Total irrigation operations	685,832	464,654	518,960
LANDSCAPE MAINT - OP. SUPPLIES	\$ 2,887	\$ 6,237	\$ 5,500
LANDSCAPE MAINT - REPLACEMENT	2,567	-	-
LANDSCAPE MAINT - FERTILIZER	17,741	14,825	16,000
LANDSCAPE MAINT - EQUIP RENTAL	6,582	6,000	7,000
LANDSCAPE MAINT - REPAIR SERVICES	6,316	12,000	20,000
LANDSCAPE MAINT - CONTRACT MAINT	180,801	185,432	190,994
LANDSCAPE MAINT - TREE CARE	-	-	30,000
LANDSCAPE MAINT - MISC O / SERVICES	2,860	2,000	1,000
Total parks maintenance	219,754	226,494	270,494
STORM WATER MGMT - PROF SERVICES	-	-	1,000
UNDERDRAIN MGMT - PROF SERVICES	211	45,000	50,000
WASTE WATER MAINTENANCE	-	-	4,200
RODENT CONTROL	-	-	5,000
POND AND CHANNEL MAINTENANCE	-	-	35,000
POND MAINTENANCE - REUNION PARK	-	2,500	14,000
SNOW REMOVAL - GEN'L CONTRACT	-	2,000	4,000
SNOW REMOVAL - ALLEY - CONTRACT MNT	-	1,000	3,100
SNOW REMOVAL - EQUIP RENTAL	-	1,500	2,000
Total snow removal and property maintenance	211	52,000	118,300
<b>Total District Property Management</b>	<b>\$ 916,437</b>	<b>\$ 929,668</b>	<b>\$ 1,150,034</b>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND- RECREATION SUMMARY  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

	Actual 2014	Estimated 2015	Adopted 2016
BEGINNING FUND BALANCES	\$ 65,307	\$ 95,765	\$ 171,617
REVENUES			
Taxes - NR1MD (4 mills)	150,693	155,906	182,051
Taxes - NR2MD (4 mills)	21,507	22,841	26,816
Recreation fees (\$25 monthly)	464,971	495,000	525,000
(Allowance for fees not collected)	-	(5,000)	(5,000)
Other fees	15,908	20,000	20,000
Program fees	124,519	129,000	150,000
Net investment income	11	50	300
Other	660	10,000	10,000
Total revenues	<u>778,269</u>	<u>827,797</u>	<u>909,167</u>
TRANSFERS IN	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>843,576</u>	<u>923,562</u>	<u>1,080,784</u>
EXPENDITURES (see detail)			
Recreation Center operations	434,983	390,592	423,103
Developer advance repayment	100,000	125,000	200,000
Pool operations	127,999	115,292	129,033
Recreation programs	71,555	110,122	148,902
Playground/Park pavilion	6,302	1,800	6,000
Concession building	6,972	9,140	9,640
Total expenditures	<u>747,811</u>	<u>751,945</u>	<u>916,677</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>747,811</u>	<u>751,945</u>	<u>916,677</u>
ENDING FUND BALANCES	<u>95,765</u>	<u>171,617</u>	<u>164,107</u>
LESS: REPLACEMENT RESERVE - FFE	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>
LESS: REPLACEMENT RESERVE - MECHANICAL	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>
LESS: RECEIVABLES - NONSPENDABLE	<u>(49,687)</u>	<u>(60,000)</u>	<u>(60,000)</u>
NET FUND BALANCE	<u>\$ (3,922)</u>	<u>\$ 61,617</u>	<u>\$ 54,107</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.



**REUNION METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND - RECREATION  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

Account	Actual 2014	Estimated 2015	Adopted 2016
REC CTR OPNS - REG WAGES	\$ 165,845	\$ 145,000	\$ 169,958
REC CTR OPNS - PAYROLL EXP/BENEFITS	32,105	33,500	34,580
REC CTR OPNS - FICA FULL EXP	12,413	11,600	13,597
REC CTR OPNS - UNEMPLOYMENT	1,099	1,088	1,275
REC CTR OPNS - EMP MATCH DEF COMP	2,405	2,480	2,544
REC CTR OPNS - TRAINING	-	2,000	2,000
REC CTR OPNS - UNIFORMS	857	995	1,000
REC CTR OPNS - SAFETY SUPPLIES	294	-	-
REC CTR OPNS - JANITORIAL SUPPL	4,863	-	-
REC CTR OPNS - OP SUPPLIES	3,186	7,200	7,500
REC CTR OPNS - COMMUNICATION	-	600	600
REC CTR OPNS - REPAIR SERVICES	3,453	3,000	3,000
REC CTR OPNS - MISC	5,252	3,000	3,000
REC CTR OPNS - AUTO REIMBURSE	441	500	500
REC CTR OPNS - CONTRACT MAINTENANCE	8,845	8,000	8,000
REC CTR OPNS - ELECTRICITY	35,504	34,000	38,000
REC CTR OPNS - WATER / SEWER	6,152	4,700	4,800
REC CTR OPNS - PHONE CHARGES	2,296	1,100	1,100
REC CTR OPNS - EQUIP RENTAL	627	500	500
REC CTR OPNS - JANITORIAL SVC	6,000	6,000	6,000
REC CTR OPNS - NATURAL GAS	20,108	17,250	18,000
REC CTR OPNS - MEETING SUPPLIES	96	125	125
REC CTR OPNS - PRINT & COPY	2,716	2,500	2,500
REC CTR OPNS - CONFERENCES	-	600	600
REC CTR OPNS - COMP EQUIP/SUPP	3,686	1,200	2,000
REC CTR OPNS - POSTAGE	39	400	500
REC CTR OPNS - MEMBERSHIPS	230	240	250
REC CTR OPNS - OFFICE SUPPLIES	515	750	750
FIN SERV - ACCOUNTING	18,855	19,125	19,699
OTHER ADMIN ACNT - INSURANCE	8,718	9,972	10,400
LEASE PURCHASE	4,921	-	-
REC CTR OPNS - MAJOR REPAIRS	8,651	10,000	10,000
REC CTR - COMM EVENTS	14,474	10,157	10,000
REC CTR OPNS - CABLE / SATELLITE	1,390	1,450	1,500
REC CTR OPNS - INTERNET CHARGES	3,621	5,700	5,700
REC CTR OPNS - PEST CONTROL	3,079	3,300	3,000
REC CTR OPNS - WASTE REMOVAL	3,144	4,200	4,300
REC CTR - WEBSITE MGMT	2,948	3,108	3,200
REC CTR OPNS -REPLACEMENT PRGRM (CIP)	46,155	30,000	30,000
BANK FEES	-	5,252	2,626
<b>Total Recreation Center Operations</b>	<b>\$ 434,983</b>	<b>\$ 390,592</b>	<b>\$ 423,103</b>
DEVELOPER ADVANCE REPAYMENT	<b>100,000</b>	<b>125,000</b>	<b>200,000</b>
PARKS OPNS - OPERATING SUPPLIES	986	-	-
PARKS OPNS - REPAIR SERVICES	5,316	1,800	6,000
<b>Total playground operations</b>	<b>\$ 6,302</b>	<b>\$ 1,800</b>	<b>\$ 6,000</b>
FAC MNT/CONCES BLDG - OP SUPPLIES	17	500	500
FAC MNT/CONCES BLDG - REPAIR SERV	1,703	1,000	1,500
FAC MNT/CONCES BLDG - JANITORIAL	-	-	-
FAC MNT/CONCES BLDG - PEST CONTROL	540	540	540
FAC MNT/CONCES BLDG - ELECTRICITY	2,634	3,000	3,000
FAC MNT/CONCES BLDG - WATER/SEWER	568	2,000	2,000
FAC MNT/CONCES BLDG - NATURAL GAS	1,510	2,100	2,100
<b>Total concession building</b>	<b>\$ 6,972</b>	<b>\$ 9,140</b>	<b>\$ 9,640</b>

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**REUNION METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND - RECREATION  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

<b>Account</b>	<b>Actual 2014</b>	<b>Estimated 2015</b>	<b>Adopted 2016</b>
POOL OPNS - TEMP / IR PT WAGES	\$ 5,968	\$ 6,511	\$ 8,646
POOL OPNS - FICA FULL EXP	475	491	692
POOL OPNS - UNEMPLOYMENT	9	13	65
POOL OPNS - UNIFORMS	100	100	100
POOL OPNS - SUPPLIES	1,432	1,556	1,400
POOL OPNS - CHEMICALS	9,882	5,805	6,000
POOL OPNS - REPAIR SERVICES	2,153	2,629	3,000
POOL OPNS - CONTRACT SERVICES	61,707	63,803	63,630
POOL OPNS - ELECTRICITY	10,382	8,000	10,000
POOL OPNS - WATER / SEWER	7,070	6,500	7,500
POOL OPNS - MAJOR REPAIR	-	3,774	3,000
POOL OPNS - REPLACEMENT PROGRAM	28,821	16,110	25,000
<b>Total pool operations</b>	<b>\$ 127,999</b>	<b>\$ 115,292</b>	<b>\$ 129,033</b>
REC PROG - TEMP / IR PT WAGES CHILD CARE	-	-	-
REC PROG OPNS - REG WAGES	-	35,791	52,334
REC PROG OPNS - PAYROLL EXP/BENEFITS	-	7,698	8,072
REC PROG OPNS - FICA FULL EXP	-	2,863	4,187
REC PROG OPNS - UNEMPLOYMENT	-	268	393
REC PROG - EMP MATCH DEF COMP	-	390	390
FITNESS PROG - OP SUPPLIES	376	1,000	1,000
ADULT PROG - CONTRACT	16,225	7,000	15,000
ADULT SPORTS - KICKBALL	-	-	500
ADULT SPORTS - VOLLEYBALL	-	-	800
YOUTH PROG - CONTRACT	27,881	38,650	45,000
YOUTH -PRESCHOOL OP SUPPLIES	-	1,200	2,500
YOUTH - LITTLE LEARNERS/PROFESSORS	13,143	-	-
YOUTH SPORTS - SOCCER	4,742	5,125	4,000
YOUTH SPORTS - BASKETBALL	2,558	1,968	3,500
YOUTH SPORTS - T BALL/COACH PITCH	1,344	1,700	1,500
YOUTH SPORTS - CARA VBALL	3,564	4,175	5,000
YOUTH SPORTS - CARA SWIM	1,722	1,613	1,500
COMMUNICATION	-	600	600
BANK FEES	-	80	2,626
<b>Total recreation programs</b>	<b>\$ 71,555</b>	<b>\$ 110,122</b>	<b>\$ 148,902</b>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND - HOA SUMMARY  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/6/2016		
	Actual 2014	Estimated 2015	Adopted 2016
FUND BALANCE - BEGINNING	\$ 105,829	\$ 138,752	\$ 155,117
REVENUES			
Assessment (\$8 monthly)	154,990	158,400	168,000
AR processing fee	19,633	22,500	25,000
Violations, penalties, other	18,737	18,000	15,000
(Allowance for fees not collected)	-	(5,000)	(15,000)
Legal fees reimbursement	3,978	2,000	5,000
Net investment income	5	-	350
Total revenues	<u>197,343</u>	<u>195,900</u>	<u>198,350</u>
TRANSFERS IN FROM GENERAL FUND	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>303,172</u>	<u>334,652</u>	<u>353,467</u>
EXPENDITURES (see detail)			
HOA operations	<u>164,420</u>	<u>179,535</u>	<u>204,616</u>
Total expenditures	<u>164,420</u>	<u>179,535</u>	<u>204,616</u>
TRANSFERS OUT	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>164,420</u>	<u>179,535</u>	<u>204,616</u>
FUND BALANCE - ENDING	<u>138,752</u>	<u>155,117</u>	<u>148,851</u>
LESS: RECEIVABLES - NONSPENDABLE	<u>(107,810)</u>	<u>(120,000)</u>	<u>(120,000)</u>
SPENDABLE FUND BALANCE	<u>\$ 30,942</u>	<u>\$ 35,117</u>	<u>\$ 28,851</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
SPECIAL REVENUE FUND- HOA  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

1/6/2016

Account	Actual 2014	Estimated 2015	Adopted 2016
HOA - POSTAGE	\$ 4,406	\$ 5,150	\$ 5,150
HOA - PRINT & COPY	8,293	3,090	3,183
HOA - INSURANCE	5,764	6,520	6,800
HOA - CONTRACT (MSI)	71,809	76,219	80,000
HOA - CONTRACT (MSI) - AR processing fee	21,987	22,501	25,000
HOA - LEGAL	15,552	25,000	30,000
HOA - COMMUNITY EVENTS	-	20,000	33,000
HOA - TECHNOLOGY / WEBSITE MGMT	3,473	4,000	4,000
OFFICE OF MGR - MGMT SERVICES	21,823	5,580	5,664
FIN SERV - ACCOUNTING	11,313	11,475	11,819
Total HOA operations	<u>164,420</u>	<u>179,535</u>	<u>204,616</u>

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2016 BUDGET AS ADOPTED  
WITH 2014 ACTUAL AND 2015 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/6/2016		
	Actual 2014	Estimated 2015	Adopted 2016
FUND BALANCE - BEGINNING	\$ 601,538	\$ 676,250	\$ 592,570
<b>REVENUES</b>			
Development fees	478,100	458,438	996,875
Developer advance - Infrastructure	-	600,000	900,000
Intergovernmental - Commerce City:			
Impact fees	222,019	191,720	199,389
33% of Sales/Use tax/Permit fees	438,680	496,000	520,800
Net investment income	16	-	-
Other	135	2,200	25,000
Total revenues	1,138,950	1,748,358	2,642,064
Total funds available	1,740,488	2,424,608	3,234,634
<b>EXPENDITURES</b>			
Development fees transfer - NR1MD	270,375	321,900	434,565
Development fees transfer - NR2MD	66,100	20,938	285,950
Developer advance repayment	300,000	550,000	420,000
Legal	4,449	5,000	5,000
Capital outlay			
Facilities and equipment - Lease/Purchase	43,535	30,000	27,000
Fence repair	-	2,000	10,000
Pond research, design, engineering	6,531	5,000	-
Pond project	45,684	-	-
Infrastructure	-	600,000	900,000
Water system fees	121,246	-	600,000
Landscaping and Tree replacement	195,252	252,200	150,000
Underdrain repair	11,066	-	-
Engineering - Tower Road	-	20,000	-
Contingency	-	25,000	-
Total expenditures	1,064,238	1,832,038	2,832,515
Total expenditures and transfers out requiring appropriation	1,064,238	1,832,038	2,832,515
FUND BALANCE - ENDING	676,250	592,570	402,119
LESS: RECEIVABLES - NONSPENDABLE	-	(200,364)	(200,364)
SPENDABLE FUND BALANCE	\$ 676,250	\$ 392,206	\$ 201,755

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT  
2016 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (continued)**

The required system development fee is based upon the needs identified in a comprehensive planning document called the Facility Plan that identifies the capital improvements described above.

Additionally, the City of Commerce City has agreed to allow the District to collect and keep the Road Impact Fee that the City has imposed on new development. The District will be able to collect and keep the fees until such time as the costs for any major arterials constructed by the District on behalf of the City are reimbursed.

**Recreation center revenue**

The District imposes a monthly recreation fee on all occupied residential properties within the boundaries of the District and the NRMDs in order to provide for the operating needs of the recreation center. The monthly fee is \$25 per household and the District has provided an allowance for doubtful collections. Additionally, the recreation center puts on numerous programs throughout the year and charges for these programs in order to offset the costs of organizing and administering such programs.

**HOA revenue**

The District, by agreement, assumed operational control and responsibility for the Reunion Homeowners Association (HOA). The annual HOA fee is \$96 and will be billed at \$8 per month and the District has provided an allowance for doubtful collections. This fee is established by the District on behalf of the Reunion HOA Board and imposed to pay for the expenditures associated with the HOA.

**Expenditures**

**General Government**

General government expenditures included the estimated services necessary to maintain the District's administrative viability, such as legal, management, accounting, insurance, and meeting expenses. These general government expenditures are incurred not only for Reunion, but also on behalf of the NRMDs.

**Operations**

Facilities that are constructed by the District are either turned over to a third party for maintenance (i.e. streets to Commerce City, or water and sewer lines to South Adams County Water and Sanitation District) or maintained by the District (i.e. streets, landscaping, and parks). The budget reflects the District's operational expenditures in order to maintain those assets not conveyed to other entities.

**REUNION METROPOLITAN DISTRICT  
2016 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures (continued)**

In addition, the cost of operating and maintaining the Reunion Recreation Center and Homeowners Association are also included under this category, although they are accounted for within their respective special revenue funds.

**Capital Outlay**

Anticipated expenditures for capital outlay in 2016 are shown on page 13 of the budget.

**Intergovernmental**

In conjunction with the bond issues for NRMD No. 1 and 2 that provided a source of funding for the District's capital projects, the District has entered into an agreement to share the system development fees collected within each of the respective Districts. The agreements provide for the following:

- \$3,219 of each System Development Fee collected on residential property located within NRMD No. 1 and 2 is to be transferred to that District's Bond Fund. The anticipated transfer to NRMD No. 1 for 2016 is \$434,565.
- Approximately 73% of each System Development Fee collected on non-residential property located within NRMD No. 1 is to be transferred to the District's Bond Fund. The anticipated transfer to NRMD No. 2 for 2016 is \$160,950.
- NRMD No. 2 has received its required non-residential System Development Fees of \$250,000 and the District anticipates transferring an additional \$125,000 in 2016.

**Debt and Leases**

The District has no bond indebtedness or outstanding leases.

**Reserves**

**Emergency Reserve**

The District does not provide for emergency reserves. The taxing entities of North Range Metropolitan District No. 1, North Range Metropolitan District No. 2, North Range Metropolitan District No. 3, and North Range Metropolitan District No. 5 provide for emergency reserves equal to at least 3% of fiscal year spending for 2016, as defined under TABOR.

**This information is an integral part of the accompanying budget.**