

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2018

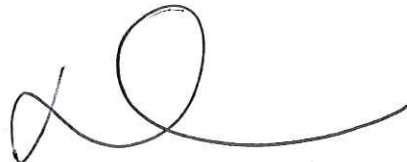
To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2018 budget and budget message for REUNION METROPOLITAN DISTRICT Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 7, 2017. If there are any questions on the budget, please contact

CliftonLarsonAllen LLP
Attn: Denise Denslow, District Manager
8390 E. Crescent Parkway, Suite 500
Greenwood Village, CO 80111
Telephone number: 303-779-4525

I, Denise Denslow, District Manager of the Reunion Metropolitan District hereby certify that the attached is a true and correct copy of the 2018 budget.

By:



Denise Denslow, District Manager

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS
(2018)

The Board of Directors of Reunion Metropolitan District (the “Board”), Commerce City, Adams County, Colorado (the “District”) held a regular meeting at 17910 E. Parkside Drive North, Commerce City, Colorado, on Tuesday, November 7, 2017, at the hour of 6:30 P.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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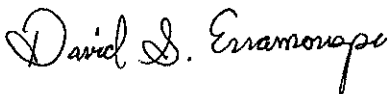
NOTICE AS TO PROPOSED 2018 BUDGET

**PROOF OF PUBLICATION
COMMERCE CITY SENTINEL
EXPRESS
ADAMS COUNTY
STATE OF COLORADO**

I, Beth Potter, do solemnly swear that I am the Publisher of the **Commerce City Sentinel Express** the same is a weekly newspaper printed and published in the County of Adams, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said county of Adams for a period of more than fifty-two 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 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 **ONE consecutive insertion(s)** and that the first publication of said notice was in the issue of newspaper, dated **24th day of October 2017** the last on the **24th day of October 2017**



Publisher, Subscribed and sworn before me,
this **26th day of October 2017**



Notary Public.

**DAVID S. ERRAMOUSPE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20164027149
MY COMMISSION EXPIRES 7/10/2019**

**NOTICE OF PUBLIC HEARING ON
THE PROPOSED 2018
BUDGET AND NOTICE OF
PUBLIC HEARING ON THE
AMENDED 2017 BUDGET**

NOTICE IS HEREBY GIVEN that a proposed 2018 budget has been submitted to the Board of Directors (the "Board") of the **REUNION METROPOLITAN DISTRICT** (the "District"). A copy of the proposed budget is on file in the office of CliftonLarsonAllen, LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado, where the same is open for public inspection.

NOTICE IS FURTHER GIVEN that an amendment to the 2017 budget has been submitted to the District. A copy of the proposed amended budget is on file in the office of CliftonLarsonAllen, LLP, 8390 E. Crescent Parkway, Suite 500, Greenwood Village, Colorado, where the same is open for public inspection.

Such proposed budget and amended budget will be considered at a public hearing during a meeting of the District to be held at 17910 E. Parkside Drive North, Commerce City, Colorado, on Tuesday, November 7, 2017 at 6:30 P.M. Any interested elector of the District may file any objections to the proposed budget or amended budget at any time prior to final adoption of the budget and amended budget by the governing body of the District.

BY ORDER OF THE BOARD OF DIRECTORS:
REUNION METROPOLITAN
DISTRICT

/s/ WHITE BEAR ANKELE TANAKA
& WALDRON
Attorneys at Law

Published in: Commerce City Sentinel Express on October 24, 2017
#170378

Thereupon, Director Keeshisnik introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE DISTRICT FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE LAST DAY OF DECEMBER 2018.

WHEREAS, the Board has authorized its treasurer, accountant and/or legal counsel 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 open for inspection by the public at a designated place, a public hearing was held on November 7, 2017, interested electors were given the opportunity to file or register any objections to said proposed budget and no written objections were filed prior to the public hearing; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of § 29-1-101, *et seq.*, C.R.S., as applicable, and Article X, § 20 of the Colorado Constitution.

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

Section 1. Summary of 2018 Revenues and 2018 Expenditures. The estimated revenues and expenditures for each fund for fiscal year 2018, as more specifically set forth in the budget attached hereto, are accepted and approved.

Section 2. Adoption of Budget. The budget as submitted, amended, attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2018.

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 2 shall be deemed ratified by the Board.

Section 3. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2018 budget year, there is hereby levied a tax of zero (0.000) mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2018 budget year, there is hereby levied a tax of zero (0.000) mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2018 budget year, there is hereby levied a tax of zero (0.000) mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2018 budget year, there is hereby levied a tax of zero (0.000) mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Adams 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 8. Appropriations. The amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto and incorporated herein, are hereby appropriated for the purposes thereof and no other.

Section 9. 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.

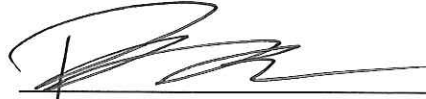
Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

The foregoing Resolution was seconded by Director Leid.

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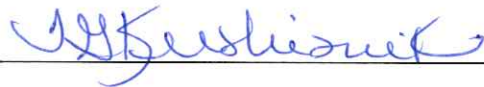
ADOPTED THIS 7th DAY OF NOVEMBER 2017.

REUNION METROPOLITAN DISTRICT



Officer of District

ATTEST:



APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law



General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
REUNION DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted at a District meeting held on Tuesday, November 7, 2017, at 17910 E. Parkside Drive North, Commerce City, Colorado, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 7th day of November, 2017.

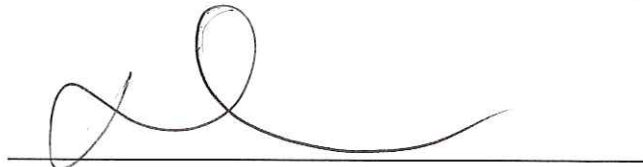


EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE



CliftonLarsonAllen

CliftonLarsonAllen LLP
CLAAconnect.com

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 for the year ending December 31, 2018, including the estimate of comparative information for the year ending December 31, 2017, and the actual comparative information for the year ending December 31, 2016, 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
December 6, 2017

**REUNION METROPOLITAN DISTRICT
SUMMARY
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

	12/6/2017		
	Actual 2016	Estimated 2017	Adopted 2018
BEGINNING FUND BALANCES	\$ 1,024,157	\$ 953,843	\$ 1,001,501
REVENUES			
Intergovernmental revenues	11,697,484	9,294,279	4,610,731
Net investment income	2,472	21,500	23,500
Development fees	723,750	918,750	809,375
Bond Issuance - Series 2017	-	16,600,000	-
Bond Issuance - Series 2018	-	-	2,910,000
Developer advance	7,249,008	5,275,938	5,000,000
Recreation center revenue, net	717,365	786,000	976,000
HOA revenue, net	293,858	256,449	253,700
Other	49,489	22,000	772,000
Total revenues	20,733,426	33,174,916	15,355,306
Total funds available	21,757,583	34,128,759	16,356,807
EXPENDITURES			
General government			
General & administration	211,059	247,819	283,652
Intergovernmental	543,502	989,067	1,163,397
Operations			
District property management	1,064,957	1,159,971	1,495,959
Recreation center operations	853,045	749,736	919,178
HOA operations	304,592	235,910	264,600
Capital Projects	17,826,585	29,744,755	11,431,007
Total expenditures	20,803,740	33,127,258	15,557,793
Total expenditures and transfers out requiring appropriation	20,803,740	33,127,258	15,557,793
ENDING FUND BALANCES	\$ 953,843	\$ 1,001,501	\$ 799,014

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,

		12/6/2017		
		Actual 6/30/2017	Estimated 2017	Adopted 2018
ASSESSED VALUATION				
Adams County				
State assessed	\$	2,360	\$ 2,600	\$ 2,710
Agricultural		10	10	20
Personal property		310,980	306,000	308,160
Certified Assessed Value	\$	313,350	\$ 308,610	\$ 310,890
MILL LEVY				
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
PROPERTY TAXES				
General	\$	-	\$ -	\$ -
Temporary Mill Levy Reduction		-	-	-
Refund and abatements		-	-	-
Levied property taxes		-	-	-
Budgeted property taxes	\$	-	\$ -	\$ -
BUDGETED PROPERTY TAXES				
General	\$	-	\$ -	\$ -

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 SUMMARY
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

	12/6/2017		
	Actual 2016	Estimated 2017	Adopted 2018
BEGINNING FUND BALANCES	\$ 72,875	\$ 128,034	\$ 69,794
REVENUES			
MLEPA Payment - NR1MD	921,550	1,155,391	1,524,130
MLEPA Payment- NR2MD	140,672	200,417	336,100
MLEPA Payment- NR3MD	32,532	13,585	10,926
MLEPA Payment - NR4MD	-	4,074	5
Developer advance - NR1MD	258,000	-	-
Carriage Home (NRMD1 & 2 sub-district)	-	-	120,000
Alleyway costs reimbursement (NRMD1 sub-district)	-	3,000	3,000
Net investment income	2,462	3,000	3,000
Other	6,693	7,000	7,000
Total revenues	1,361,909	1,386,467	2,004,161
Total funds available	1,434,784	1,514,501	2,073,955
EXPENDITURES (see detail)			
General government			
General & administration	211,059	247,819	283,652
North Range Districts Nos. 1-5	30,734	36,917	44,912
Operations			
District property management	1,064,957	1,159,971	1,495,959
Total expenditures	1,306,750	1,444,707	1,824,523
Total expenditures and transfers out requiring appropriation	1,306,750	1,444,707	1,824,523
ENDING FUND BALANCES	\$ 128,034	\$ 69,794	\$ 249,432

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/2017

GL #	Account	12/6/2017		
		Actual 2016	Estimated 2017	Adopted 2018
5060	TRAINING	\$ -	\$ 100	\$ 100
5070	UNIFORMS	-	695	-
5120	MISCELLANEOUS OUTSIDE SERVICES	-	1,000	2,000
5260	MEETING SUPPLIES	-	200	400
5270	PRINT AND COPY	-	4,000	4,000
5300	MISCELLANEOUS EXPENSE	-	500	1,000
5310	COMPUTER SUPPLIES AND EQUIPMENT	-	1,080	5,000
5340	LEGAL NOTICE / ADVERTISE	18	100	100
5350	MEMBERSHIPS	4,117	2,000	2,000
5360	LEGAL SERVICES	51,881	55,000	60,000
5370	OFFICE SUPPLIES	2,049	1,500	1,600
5335	ELECTION	5,409	-	6,000
5450	MGMT SERVICES	50,596	79,000	76,500
5480	HR / PERS - EMPLOYEE RELATIONS	1,162	2,500	12,000
5380	INCLUSION EXPENSE	1,122	1,313	1,500
5400	FIN SERV - ACCOUNTING	49,141	50,000	60,000
5410	FIN SERV - AUDIT	8,200	8,400	8,700
5470	INSURANCE - REUNION	27,908	25,002	26,252
5320	IT - MGMT SERVICES	8,783	15,429	15,500
5330	IT - COMPUTER SUPPLIES	673	-	1,000
Total general and administration		\$ 211,059	\$ 247,819	\$ 283,652

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/2017

GL #	Account	Actual 2016	Estimated 2017	Adopted 2018
<i>North Range Nos. 1-5 costs</i>				
NRMD NO. 1 DIRECT COSTS				
5365	BOD - DIRECTOR FEES	\$ 500	\$ 1,000	\$ 1,000
new	BOD - PAYROLL TAXES	38	45	80
5335	ELECTION	-	-	2,000
5350	BOD - MEMBERSHIPS - NR1	1,148	1,017	1,250
5360	BOD - LEGAL SERVICES - NR1	6,660	5,000	5,000
5410	FIN SERV - AUDIT	4,200	4,400	4,600
5470	INSURANCE - NR1	4,485	4,929	5,200
Total NRMD No. 1		17,031	16,391	19,130
NRMD NO. 2 DIRECT COSTS				
5350	BOD - MEMBERSHIPS - NR2	406	439	500
5360	BOD - LEGAL SERVICES - NR2	-	5,000	5,000
5335	ELECTION	-	-	2,000
5380	INCLUSION EXPENSE	-	134	-
5410	FIN SERV - AUDIT	2,200	2,400	2,500
5470	INSURANCE - NR2	2,680	2,934	3,100
Total NRMD No. 2		5,286	10,907	13,100
NRMD NO. 3 DIRECT COSTS				
5350	BOD - MEMBERSHIPS	280	240	280
5335	ELECTION	-	-	500
5360	BOD - LEGAL SERVICES	-	500	500
5470	INSURANCE - NR3	2,555	2,807	2,947
Total NRMD No. 3		2,835	3,547	4,227
NRMD NO. 4 DIRECT COSTS				
5335	ELECTION	-	-	500
5350	BOD - MEMBERSHIPS	236	227	280
5360	BOD - LEGAL SERVICES	-	-	500
5470	INSURANCE - NR4	2,555	2,807	2,947
Total NRMD No. 4		2,791	3,034	4,227
NRMD NO. 5 DIRECT COSTS				
5335	ELECTION	-	-	500
5350	BOD - MEMBERSHIPS	236	231	280
5360	BOD - LEGAL SERVICES	-	-	500
5470	INSURANCE - NR5	2,555	2,807	2,947
Total NRMD No. 5		2,791	3,038	4,227
Total North Range Districts Nos. 1-5		\$ 30,734	\$ 36,917	\$ 44,912

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

		12/6/2017		
GL #	Account	Actual 2016	Estimated 2017	Adopted 2018
DISTRICT PROPERTY MAINTENANCE				
OPERATIONS MANAGEMENT				
5000	DIST OPNS MGMT - REG WAGES	\$ 153,978	\$ 154,000	\$ 217,218
5010	DIST OPNS MGMT - PAYROLL EXP	28,931	35,000	42,000
5020	DIST OPNS MGMT - FICA FULL EXP	11,767	11,704	16,509
5030	DIST OPNS MGMT - UNEMPLOYMENT	721	800	1,262
5040	DIST OPNS MGMT - EMP MATCH DEF COMP	4,019	3,814	7,034
5060	DIST OPNS MGMT - TRAINING	2,144	3,500	3,500
5070	DIST OPNS MGMT - UNIFORMS	1,743	2,000	3,500
5080	DIST OPNS MGMT - OPERATING SUPPLIES	5,540	2,000	6,000
5100	DIST OPNS MGMT - COMMUNICATION	1,815	1,800	2,400
5110	DIST OPNS MGMT - REPAIR SERVICES	2,833	1,329	-
5120	DIST OPNS MGMT - MISC O/SERVICES	1,288	12,000	7,500
5130	DIST OPNS MGMT - MILEAGE REIMB	-	-	1,000
5420	BANK FEES	109	-	-
5430	DIST OPNS MGMT - LIGHTING	19,581	5,000	5,500
Total operations management		234,469	232,947	313,423
IRRIGATION				
5080	IRRIGATION - OPERATING SUPPLIES	20,891	25,000	26,250
5090	IRRIGATION - GAS / FUEL PRODUCTS	5,291	6,800	7,140
5100	IRRIGATION - CLOCKS	6,000	6,500	7,000
5110	IRRIGATION - REPAIR SERVICES	3,449	16,500	17,000
5150	IRRIGATION - ELECTRICITY	27,452	32,500	34,125
5160	IRRIGATION - WATER / SEWER	464,161	507,000	578,000
5210	IRRIGATION - EQUIPMENT RENTAL	-	85	-
5730	IRRIGATION - EQUIPMENT PURCHASE	-	650	-
Total irrigation operations		527,244	595,035	669,515
LANDSCAPE MAINTENANCE				
5080	LANDSCAPE MAINT - OP. SUPPLIES	5,038	7,000	7,875
5200	LANDSCAPE MAINT - FERTILIZER	10,793	20,000	20,000
5210	LANDSCAPE MAINT - EQUIP RENTAL	10,489	9,500	10,000
5280	LANDSCAPE MAINT - PROFESSIONAL SERVICES	1,680	-	-
5110	LANDSCAPE MAINT - REPAIR SERVICES	18,152	-	-
5140	LANDSCAPE MAINT - CONTRACT MAINT	192,434	195,700	201,571
5120	LANDSCAPE MAINT - MISC O / SERVICES	13,273	16,500	17,000
5395	LANDSCAPE MAINT - SNOW REMOVAL EQUIPMENT RENTAL	-	1,050	-
5460	LANDSCAPE MAINT - TREE CARE	15,402	30,000	60,000
NEW	SUB-DISTRICT MAINT - CARRIAGE HOMES	-	-	120,000
Total landscape maintenance		267,261	279,750	436,446
MISCELLANEOUS				
5110	REPAIR SERVICES	-	1,720	-
5280	STORM WATER MGMT - PROF SERVICES	5,894	7,500	7,875
5285	UNDERDRAIN MAINTENANCE	9,188	20,000	30,000
5355	WASTE WATER MAINTENANCE	540	600	700
5235	RODENT CONTROL	400	1,200	1,500
5245	POND AND CHANNEL MAINTENANCE	-	-	12,000
5385	POND MAINTENANCE - REUNION PARK	10,131	10,000	10,000
5220	SNOW REMOVAL - GEN'L CONTRACT	473	3,000	3,500
5225	SNOW REMOVAL - ALLEY - CONTRACT MNT	6,121	2,000	2,500
5395	SNOW REMOVAL - EQUIP RENTAL	3,026	3,000	3,500
5645	FENCE REPAIR	210	3,219	5,000
Total snow removal and property maintenance		35,983	52,239	76,575
Total District Property Management		\$ 1,064,957	\$ 1,159,971	\$ 1,495,959

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

	12/6/2017		
	Actual 2016	Estimated 2017	Adopted 2018
BEGINNING FUND BALANCES	\$ 145,921	\$ 226,882	\$ 281,146
REVENUES			
Taxes - NR1MD	178,255	-	-
Taxes - NR2MD	30,580	-	-
Recreation fees (\$25 monthly)	558,428	585,000	750,000
(Allowance for fees not collected)	-	(5,000)	(5,000)
Event/Sponsorship fees	1,880	2,000	2,000
Other fees	21,373	24,000	24,000
Program fees	135,684	180,000	205,000
Net investment income	10	3,000	5,000
Other	7,796	15,000	15,000
Total revenues	934,006	804,000	996,000
Total funds available	1,079,927	1,030,882	1,277,146
EXPENDITURES (see detail)			
Recreation Center operations	397,143	466,289	605,007
Developer advance repayment	200,000	-	-
Pool operations	119,244	136,459	116,725
Recreation programs	130,621	138,232	181,873
Playground/Park pavilion	-	-	5,000
Concession building	6,037	8,756	10,573
Total expenditures	853,045	749,736	919,178
Total expenditures and transfers out requiring appropriation	853,045	749,736	919,178
ENDING FUND BALANCES	226,882	281,146	357,968
LESS: REPLACEMENT RESERVE - FFE	(25,000)	(25,000)	(25,000)
LESS: REPLACEMENT RESERVE - MECHANICAL	(25,000)	(25,000)	(25,000)
LESS: RECEIVABLES - NONSPENDABLE	(29,894)	(25,000)	(25,000)
NET FUND BALANCE	\$ 146,988	\$ 206,146	\$ 282,968

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,

		12/6/2017		
GL #	Account	Actual 2016	Estimated 2017	Adopted 2018
RECREATION CENTER OPERATIONS				
5000	REC CTR OPNS - REG WAGES	\$ 168,683	\$ 179,280	\$ 182,038
5010	REC CTR OPNS - PAYROLL EXP/BENEFITS	33,773	50,000	36,500
5020	REC CTR OPNS - FICA FULL EXP	12,792	13,640	13,835
5030	REC CTR OPNS - UNEMPLOYMENT	797	1,024	1,384
5040	REC CTR OPNS - EMP MATCH DEF COMP	2,707	2,622	3,000
5060	REC CTR OPNS - TRAINING	554	562	500
5070	REC CTR OPNS - UNIFORMS	953	1,300	3,000
5080	REC CTR OPNS - OP SUPPLIES	7,844	6,222	7,500
5100	REC CTR OPNS - COMMUNICATION	560	600	600
5110	REC CTR OPNS - REPAIR SERVICES	2,740	4,994	5,000
5120	REC CTR OPNS - MISC	2,126	10,686	9,000
5130	REC CTR OPNS - AUTO REIMBURSE	403	776	800
5140	REC CTR OPNS - CONTRACT MAINTENANCE	6,741	10,796	11,000
5150	REC CTR OPNS - ELECTRICITY	29,237	26,058	35,000
5160	REC CTR OPNS - WATER / SEWER	4,554	4,688	5,000
5170	REC CTR OPNS - PHONE CHARGES	1,060	1,800	1,800
5210	REC CTR OPNS - EQUIP RENTAL	-	-	600
5230	REC CTR OPNS - JANITORIAL SVC	6,000	6,000	6,000
5240	REC CTR OPNS - NATURAL GAS	12,619	13,422	16,000
5260	REC CTR OPNS - MEETING SUPPLIES	264	-	200
5270	REC CTR OPNS - PRINT & COPY	2,492	1,044	2,500
5290	REC CTR OPNS - CONFERENCES	-	-	2,100
5300	REC CTR OPNS - MISCELLANEOUS	-	86	100
5310	REC CTR OPNS - COMP EQUIP/SUPP	477	360	2,000
5345	REC CTR OPNS - POSTAGE	45	20	200
5350	REC CTR OPNS - MEMBERSHIPS	240	88	100
5370	REC CTR OPNS - OFFICE SUPPLIES	856	142	150
5400	FIN SERV - ACCOUNTING	20,476	26,712	25,000
5430	REC CTR OPNS - LIGHTING	-	25	-
5440	REC CTR OPNS - COMMUNITY EVENTS	-	23,000	25,000
5470	OTHER ADMIN ACNT - INSURANCE	12,730	25,000	25,000
5620	IRRIGATION WATER PURCHASE	-	2,688	-
5710	REC CTR OPNS - MAJOR REPAIRS	5,446	-	10,000
NEW	REC CTR OPNS - FITNESS EQUIP	-	-	5,000
5670	REC CTR OPNS - REPLACEMENT PROGRAM	28,092	6,184	65,000
NEW	REC CTR OPNS - REPLACEMENT CONTINGENCY	-	-	65,000
5720	REC CTR - COMM EVENTS	10,641	10,000	10,000
5740	REC CTR OPNS - CABLE / SATELLITE	1,620	1,334	1,600
5750	REC CTR OPNS - INTERNET CHARGES	6,807	10,202	12,000
5760	REC CTR OPNS - PEST CONTROL	2,210	2,310	2,500
5770	REC CTR OPNS - WASTE REMOVAL	6,006	7,178	8,000
5780	REC CTR - WEBSITE MGMT	-	15,446	5,000
5420	BANK FEES	4,598	-	-
Total Recreation Center Operations		\$ 397,143	\$ 466,289	\$ 605,007
5700	DEVELOPER ADVANCE REPAYMENT	\$ 200,000	\$ -	\$ -
PLAYGROUNDS/PARKS PAVILION				
5180	PARKS OPNS - PLAYGROUND SUPPLIES	-	-	5,000
Total playground operations		\$ -	\$ -	\$ 5,000
REUNION PARK CONCESSION BLDG				
5080	FAC MNT/CONCES BLDG - OP SUPPLIES	-	210	500
5110	FAC MNT/CONCES BLDG - REPAIR SERV	-	281	1,500
5120	FAC MNT/CONCES BLDG - MISCELLANEOUS	-	773	773
5760	FAC MNT/CONCES BLDG - PEST CONTROL	550	650	600
5150	FAC MNT/CONCES BLDG - ELECTRICITY	1,302	2,408	2,500
5160	FAC MNT/CONCES BLDG - WATER/SEWER	2,491	2,564	2,700
5240	FAC MNT/CONCES BLDG - NATURAL GAS	1,694	1,870	2,000
Total concession building		\$ 6,037	\$ 8,756	\$ 10,573

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

		12/6/2017		
GL #	Account	Actual 2016	Estimated 2017	Adopted 2018
<i>POOL OPERATIONS</i>				
5000	POOL OPNS - TEMP / IR PT WAGES	\$ 6,176	\$ 6,620	\$ 8,240
5020	POOL OPNS - FICA FULL EXP	469	252	640
5030	POOL OPNS - UNEMPLOYMENT	26	14	60
5070	POOL OPNS - UNIFORMS	-	-	200
5080	POOL OPNS - SUPPLIES	1,399	1,156	3,000
5110	POOL OPNS - REPAIR SERVICES	3,119	4,480	4,000
5140	POOL OPNS - CONTRACT SERVICES	63,454	59,700	62,685
5150	POOL OPNS - ELECTRICITY	10,605	12,216	12,600
5160	POOL OPNS - WATER / SEWER	9,809	10,731	10,500
5590	POOL OPNS - CHEMICALS	6,671	4,700	7,000
5670	POOL OPNS - CIP REPAIR	16,320	32,019	-
5710	POOL OPNS - MAJOR REPAIR	1,196	-	3,000
5730	POOL OPNS - EQUIPMENT PURCHASE	-	4,571	-
5355	WASTE WATER MAINTENANCE	-	-	4,800
Total pool operations		\$ 119,244	\$ 136,459	\$ 116,725
<i>RECREATION PROGRAMS</i>				
5000	REC PROG OPNS - REG WAGES	\$ 40,943	\$ 44,998	\$ 59,055
5010	REC PROG OPNS - PAYROLL EXP/BENEFITS	6,884	3,280	8,300
5020	REC PROG OPNS - FICA FULL EXP	3,113	3,420	4,488
5030	REC PROG OPNS - UNEMPLOYMENT	197	250	430
5040	REC PROG - EMP MATCH DEF COMP	317	440	400
5060	REC PROG - TRAINING	-	20	-
5080	FITNESS PROG - OP SUPPLIES	199	252	1,500
5100	COMMUNICATION	550	500	600
5140	ADULT PROG - CONTRACT	-	-	10,000
5300	MISCELLANEOUS	-	86	-
5350	MEMBERSHIP	-	88	200
5560	ADULT PROG - CONTRACT	7,392	2,708	4,000
5420	BANK FEES	1,881	-	-
5580	ADULT SPORTS - KICKBALL	1	-	-
5575	ADULT SPORTS - VOLLEYBALL	1,226	-	-
6110	YOUTH PROG - CONTRACT	54,740	65,142	67,000
6120	YOUTH -PRESCHOOL OP SUPPLIES	1,138	292	3,000
6130	YOUTH SPORTS - BASKETBALL	1,609	4,810	5,000
6140	YOUTH SPORTS - CARA SWIM	1,142	480	3,000
6150	YOUTH SPORTS - CARA VBALL	3,550	2,942	5,000
6200	YOUTH SPORTS - SOCCER	4,387	8,170	8,400
6210	YOUTH SPORTS - T BALL/COACH PITCH	1,352	354	1,500
Total recreation programs		\$ 130,621	\$ 138,232	\$ 181,873

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

	12/6/2017		
	Actual 2016	Estimated 2017	Adopted 2018
FUND BALANCE - BEGINNING	\$ 176,709	\$ 165,975	\$ 194,514
REVENUES			
Assessment (\$8 monthly)	178,771	187,200	211,200
AR processing fee	14,656	15,000	15,000
HOA other fees	-	2,249	2,500
Violations, penalties, other	17,163	17,000	20,000
(Allowance for fees not collected)	-	(15,000)	(15,000)
Legal fees reimbursement	83,268	50,000	20,000
Net investment income	-	8,000	8,000
Total revenues	293,858	264,449	261,700
Total funds available	470,567	430,424	456,214
EXPENDITURES (see detail)			
HOA operations	304,592	235,910	264,600
Total expenditures	304,592	235,910	264,600
Total expenditures and transfers out requiring appropriation	304,592	235,910	264,600
FUND BALANCE - ENDING	165,975	194,514	191,614
LESS: RECEIVABLES - NONSPENDABLE	(45,294)	(50,000)	(50,000)
SPENDABLE FUND BALANCE	\$ 120,681	\$ 144,514	\$ 141,614

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/2017

GL #	Account	Actual 2016	Estimated 2017	Adopted 2018
HOA OPERATIONS				
5270	HOA - PRINT & COPY	\$ 645	\$ -	\$ -
5345	HOA - POSTAGE	468	-	-
5360	HOA - LEGAL	120,556	25,000	25,000
5400	FIN SERV - ACCOUNTING	12,285	12,410	15,000
5430	HOA - LIGHTING (HOLIDAY)	-	3,000	3,000
5440	HOA - COMMUNITY EVENTS	23,251	25,000	40,000
5450	OFFICE OF MGR - MGMT SERVICES	6,041	6,500	8,500
5470	HOA - INSURANCE	8,323	12,500	13,100
5500	HOA - CONTRACT (MSI)	89,020	110,000	115,500
5510	HOA - CONTRACT (MSI) - AR processing fee	24,674	40,000	40,000
5515	BAD DEBT EXPENSE	15,000	-	-
5780	HOA - TECHNOLOGY / WEBSITE MGMT	4,329	1,500	4,500
Total HOA operations		\$ 304,592	\$ 235,910	\$ 264,600

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
2018 BUDGET AS ADOPTED
WITH 2016 ACTUAL AND 2017 ESTIMATED
For the Years Ended and Ending December 31,**

	12/6/2017		
	Actual 2016	Estimated 2017	Adopted 2018
FUND BALANCE - BEGINNING	\$ 628,652	\$ 432,952	\$ 456,047
REVENUES			
Development fees	723,750	918,750	809,375
Intergovernmental - Commerce City:			
Impact fees	177,150	271,200	218,485
33% of Sales/Use tax/Permit fees	633,795	677,108	697,421
MLEPA payment from NR1MD	-	1,146,409	1,672,152
MLEPA payment from NR3MD	-	23,083	28,499
MLEPA payment from NR4MD	-	12	13
Transfer from NR1MD - Bond Proceeds	9,324,950	-	-
Transfer from NR2MD - Bond Proceeds	-	5,800,000	-
Developer advance - Infrastructure	7,249,008	5,275,938	5,000,000
Bond Issuance	-	16,600,000	2,910,000
Net investment income	-	7,500	7,500
Other	35,000	-	750,000
Total revenues	18,143,653	30,720,000	12,093,445
Total funds available	18,772,305	31,152,952	12,549,492
EXPENDITURES			
Development fees transfer - NR2MD	373,404	525,000	647,500
Sales tax sharing transfer - NR2MD	-	250,000	252,500
Impact fee transfer - NR2MD	139,364	177,150	218,485
Developer advance repayment	9,385,586	22,400,000	2,910,000
Reunion Bond payment	-	1,070,817	-
Legal	31,947	25,000	25,000
Accounting	523	10,000	10,000
Professional services	23,893	-	-
Capital outlay			
Facilities and equipment - Lease/Purchase	38,920	12,000	40,000
Fence repair	2,701	5,250	-
Infrastructure	7,449,372	5,275,938	6,042,879
Landscaping and Tree replacement	112,886	250,000	250,000
Cost of issuance	-	244,750	-
Engineering	274,877	266,000	100,000
Engineering - Tower Road	16,497	85,000	-
Engineering - 112th	-	25,000	-
Water system fees	489,383	-	750,000
Contingency	-	75,000	1,303,128
Total expenditures	18,339,353	30,696,905	12,549,492
Total expenditures and transfers out requiring appropriation	18,339,353	30,696,905	12,549,492
FUND BALANCE - ENDING	\$ 432,952	\$ 456,047	\$ -

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

**REUNION METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Reunion Metropolitan District (the "District"), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by Court Order and Decree of the District Court and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The District was organized in conjunction with North Range Metropolitan Districts No. 1, 2, 3, 4, and 5 (collectively "NRMD's"). The District and the NRMD's have entered into intergovernmental agreements whereby Reunion provides the construction for street improvements, storm drainage improvements, safety protection facilities, parks and recreation facilities and water and wastewater improvements. The service plan anticipates that the District will be responsible for managing the construction, operation, and maintenance of such improvements and facilities and that the NRMD's will provide the necessary funding to the District.

The District prepares its budget on the modified accrual basis of accounting.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105.

Revenues

Net investment income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 1.0%.

Development fees

The District has established a development fee that is to be imposed on new residential and non-residential (commercial and industrial) development within the NRMDs. The system development fee is designed to recover a portion of the estimated costs of the construction of street improvements, storm drainage facilities, parks, trails and street landscaping and water and wastewater infrastructure costs as found in the District's Facility Plan.

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.

**REUNION METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

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.

MLEPA Payments from North Range Districts

On June 3, 2016, the District entered into a Mill Levy Equalization and Pledge Agreement (MLEPA) with North Range District Nos. 1, 2, 3 and 4 (collectively, the "MLEPA Districts" and individually, a "MLEPA District") in order to promote the integrated plan of development set forth in the Service Plans for the MLEPA Districts. The MLEPA is intended to ensure an equitable allocation among the MLEPA Districts of the costs of acquiring, installing, constructing, designing, administering, financing, operating, and maintaining streets, water, sanitation and various other public improvements (collectively, the "Public Improvements") and services, as well as covenant enforcement services within Reunion.

Pursuant to the MLEPA, each applicable North Range District agrees to impose an Equalization Mill Levy consisting of the Debt Service Mill Levy plus the Operations and Maintenance Mill Levy in order to pay the Developer Debt, the Senior Bonds, and the operations and maintenance costs of the Districts. To the extent a North Range District has Surplus Debt Mill Levy Revenues, the applicable North Range District will transfers such funds to Reunion to apply towards Debt as defined in the Agreement.

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 NRMD's.

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.

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

**REUNION METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures – (continued)

Capital Outlay

Anticipated expenditures for capital outlay are reflected in the Capital Projects fund page of the budget.

Intergovernmental

In conjunction with the 2017 bond issuance for NRMD No. 2, the District anticipates transferring certain revenues generated by NRMD No. 2 development to NRMD No. 2 in order to pay the principal and interest on the Bonds.

Debt and Leases

On June 30, 2017, the District issued its Series 2017, Subordinate Bonds (Non-rated, Cash-Flow, Fill-up bonds) in the original par amount of \$16,600,000 with the final par being \$21,600,000. The bonds bear interest of 4% and are payable beginning December 15, 2017 based on available cash flow from Excess revenues generated from North Range 1 and North Range 2 development. After the December 15, 2017 payment, no payments will be made on the Bonds until \$5 million in Excess revenues have been generated to fund certain capital improvements; payments will resume after thereafter. It is anticipated an additional \$2,910,000 in bonds will be issued in 2018.

The District has no operating or capital 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, North Range Metropolitan District No. 4, and North Range District No. 5 provide for emergency reserves equal to at least 3% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL GovernmentsTO: County Commissioners¹ of Adams County, Colorado.On behalf of the Reunion Metropolitan District,(taxing entity)^Athe Board of Directors(governing body)^Bof the Reunion Metropolitan District(local government)^C

Hereby officially certifies the following mills
to be levied against the taxing entity's GROSS \$ 310,890
assessed valuation of:

(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:

\$ 310,890

(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: 12/8/2017 for budget/fiscal year 2018
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)**LEVY²****REVENUE²**1. General Operating Expenses^H0.000 mills \$ 02. <Minus> Temporary General Property Tax Credit/
Temporary Mill Levy Rate Reduction^I

< > mills \$ < >

SUBTOTAL FOR GENERAL OPERATING:0.000 mills \$ 03. General Obligation Bonds and Interest^J mills \$ 4. Contractual Obligations^K mills \$ 5. Capital Expenditures^L mills \$ 6. Refunds/Abatements^M mills \$ 7. Other^N (specify): mills \$ mills \$ **TOTAL:** [Sum of General Operating
Subtotal and Lines 3 to 7]0.000 mills \$ 0Contact person:
(print)Sarah Hunsche

Daytime

phone: (303) 779-5710

Signed:

Sarah HunscheTitle: Accountant for the District

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, CO 80203. Questions? Call DLG at (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).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____
2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____
4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.