

LETTER OF BUDGET TRANSMITTAL

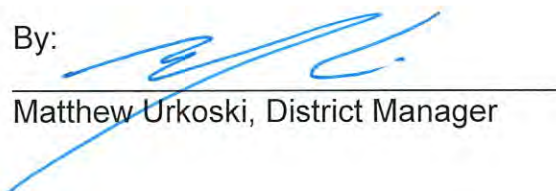
Date: January 29, 2020  
To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached is the 2020 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 5, 2019. If there are any questions on the budget, please contact

CliftonLarsonAllen LLP  
Attn: Matthew Urkoski, District Manager  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Matt.Urkoski@claconnect.com](mailto:Matt.Urkoski@claconnect.com)

I, Matthew Urkoski, District Manager of the Reunion Metropolitan District hereby certify that the attached is a true and correct copy of the 2020 budget.

By:



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Matthew Urkoski, District Manager

**RESOLUTION  
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS**

**(2020)**

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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 5, 2019, at the hour of 6:00 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 2020 BUDGET

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

I, Steve Smith, do solemnly swear that I am the Publisher of the **Commerce City Sentinel Express** 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 **29th day of October 2019** the last on the **29th day of October 2019**

*Stephen D. Smith*

Publisher, Subscribed and sworn before me, this **29th day of October 2019**

*Bobi Lopez*

Notary Public.

**Bobi Lopez  
Notary Public  
State of Colorado  
Notary ID 20024002511  
My Commission Expires  
March 26, 2023**

**NOTICE OF PUBLIC HEARING ON THE  
PROPOSED  
2020 BUDGET AND  
NOTICE OF PUBLIC HEARING ON THE  
AMENDED  
2019 BUDGET**

NOTICE IS HEREBY GIVEN that a proposed 2020 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 300, Greenwood Village, Colorado, where the same is open for public inspection.

NOTICE IS FURTHER GIVEN that an amendment to the 2019 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 300, 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 5, 2019 at 6:00 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/ Denise Denslow*  
District Manager

Published in:  
Commerce City Sentinel  
Published on: October 29, 2019  
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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 2020 AND ENDING ON THE LAST DAY OF DECEMBER 2020.

WHEREAS, the Board has authorized its 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 5, 2019, interested electors were given the opportunity to file or present any objections to said proposed budget at any time prior to 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 2020. 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 for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2020 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2020 budget year, there is hereby levied a tax of 0.000

mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2020 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2020 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 6. 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 7. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 8. 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 9. 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.

*[Remainder of page intentionally left blank.]*


ADOPTED THIS 5<sup>th</sup> DAY OF NOVEMBER 2019.

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 5, 2019, 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 5<sup>th</sup> day of November, 2019.

  
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**EXHIBIT A**  
**BUDGET DOCUMENT**  
**BUDGET MESSAGE**





CliftonLarsonAllen LLP  
www.CLAconnect.com

## Accountant's Compilation Report

Board of Directors  
Reunion Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures, and fund balances/funds available of Reunion Metropolitan District for the year ending December 31, 2020, including the estimate of comparative information for the year ended December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). 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 AICPA. 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.

The budgeted results may not be achieved as there will usually be differences between the budgeted and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

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.

A handwritten signature in black ink that reads 'CliftonLarsonAllen LLP'.

Greenwood Village, Colorado  
January 23, 2020

**REUNION METROPOLITAN DISTRICT  
SUMMARY  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2020

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ 1,260,203	\$ 793,750	\$ 1,334,590
<b>REVENUES</b>			
Intergovernmental revenues	3,532,860	3,771,432	4,751,077
Interest income	42,250	49,020	11,410
Development fees	2,539,514	2,102,880	2,977,944
Developer advance	3,306,255	3,928,355	15,957,329
Cost reimbursements	-	-	6,432,655
Recreation center revenue, net	828,154	970,200	1,079,200
HOA revenue, net	279,668	316,000	297,000
Miscellaneous income	2,993	22,500	15,000
Total revenues	10,531,694	11,160,387	31,521,615
<b>TRANSFERS IN</b>			
	-	-	-
Total funds available	11,791,897	11,954,137	32,856,205
<b>EXPENDITURES</b>			
General government			
General & administration	290,947	344,671	328,025
Intergovernmental	1,402,081	1,362,511	1,994,615
Operations			
District property management	1,291,417	1,730,566	2,330,973
Recreation center operations	723,516	890,113	1,480,311
HOA operations	178,397	239,773	275,050
Debt Service	35	100	100
Capital Projects	7,111,754	6,051,813	25,666,219
Total expenditures	10,998,147	10,619,547	32,075,293
Total expenditures and transfers out requiring appropriation	10,998,147	10,619,547	32,075,293
ENDING FUND BALANCES	\$ 793,750	\$ 1,334,590	\$ 780,912

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

**REUNION METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>ASSESSED VALUATION</b>			
Adams County			
State assessed	\$ 2,710	\$ 2,410	\$ 60
Agricultural	20	20	20
Personal property	308,160	10,470	1,170
Certified Assessed Value	\$ 310,890	\$ 12,900	\$ 1,250
 <b>MILL LEVY</b>			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Levied property taxes	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ 92,802	\$ 349,605	\$ 323,495
REVENUES			
MLEPA Payment - NR1MD	1,502,793	1,529,138	1,706,081
MLEPA Payment - NR2MD	317,321	425,166	639,615
MLEPA Payment - NR3MD	11,366	673	588
MLEPA Payment - NR4MD	11	6	160
Alleyway costs reimbursement (NRMD1 sub-district)	3,000	3,000	3,000
Carriage Homes (NRMD1 sub-district)	24,399	60,000	60,000
Carriage Homes (NRMD2 sub-district)	-	36,000	60,000
Interest income	6,391	6,000	1,500
Miscellaneous income	27	20,000	5,000
Total revenues	1,865,308	2,079,983	2,475,944
Total funds available	1,958,110	2,429,588	2,799,439
EXPENDITURES (see detail)			
General government			
General & administration	290,947	344,671	328,025
North Range Districts Nos. 1-5	26,141	30,856	51,880
Operations			
District property management	1,291,417	1,730,566	2,330,973
Total expenditures	1,608,505	2,106,093	2,710,878
Total expenditures and transfers out requiring appropriation	1,608,505	2,106,093	2,710,878
ENDING FUND BALANCES	\$ 349,605	\$ 323,495	\$ 88,561

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**  
**2020 BUDGET**  
**WITH 2018 ACTUAL AND 2019 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
5060 TRAINING	\$ -	\$ 100	\$ 100
5120 MISCELLANEOUS OUTSIDE SERVICES	2,200	1,000	2,500
5260 MEETING SUPPLIES	-	-	500
5270 PRINT AND COPY	2,079	2,400	3,000
5300 MISCELLANEOUS EXPENSE	1,734	284	2,000
5310 COMPUTER SUPPLIES AND EQUIPMENT	-	2,000	6,000
5320 IT MANAGEMENT SERVICES	4,592	7,500	5,000
5335 ELECTIONS	1,717	-	2,000
5345 POSTAGE	-	-	25
5350 MEMBERSHIP / PROFESSIONAL ASSOCIATIONS	1,238	1,237	1,300
5360 LEGAL SERVICES	82,776	125,000	90,000
5370 OFFICE SUPPLIES	1,144	1,100	1,500
5400 ACCOUNTING	72,101	75,000	78,750
5410 AUDIT	8,700	8,900	9,100
5450 DISTRICT MANAGEMENT	83,274	80,000	84,000
5470 INSURANCE	20,851	24,650	26,250
5480 EMPLOYEE RELATIONS	5,041	12,000	12,500
PAYING AGENT/TRUSTEE FEES	3,500	3,500	3,500
<b>Total general and administration</b>	<b>\$ 290,947</b>	<b>\$ 344,671</b>	<b>\$ 328,025</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  
GENERAL FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>North Range Nos. 1-5 costs</b>			
<b>NRMD NO. 1 DIRECT COSTS</b>			
Audit	\$ 4,600	\$ 4,800	\$ 5,000
FICA Expense	38	77	153
Director Fees	500	1,000	2,000
Dues and Membership	1,238	1,238	1,300
Insurance	3,771	4,296	5,000
Legal Services	-	5,000	5,000
Miscellaneous	-	-	1,000
Election Expense	-	-	5,000
Total NRMD No. 1	10,147	16,411	24,453
<b>NRMD NO. 2 DIRECT COSTS</b>			
Audit	2,500	2,700	2,800
FICA Expense	-	-	77
Director Fees	-	-	1,000
Dues and Membership	589	608	750
Insurance	3,727	3,860	4,000
Legal Services	-	-	5,000
Miscellaneous	-	-	3,000
Election Expense	-	-	3,000
Total NRMD No. 2	6,816	7,168	19,627
<b>NRMD NO. 3 DIRECT COSTS</b>			
Dues and Membership	241	226	300
Legal Services	-	500	500
Insurance	2,810	2,913	3,100
Total NRMD No. 3	3,051	3,639	3,900
<b>NRMD NO. 4 DIRECT COSTS</b>			
Dues and Membership	225	225	300
Legal Services	-	500	500
Insurance	2,809	2,913	3,100
Total NRMD No. 4	3,034	3,638	3,900
<b>NRMD NO. 5 DIRECT COSTS</b>			
Dues and Membership	284	-	-
Insurance	2,809	-	-
Total NRMD No. 5	3,093	-	-
<b>Total North Range Districts Nos. 1-5</b>	<b>\$ 26,141</b>	<b>\$ 30,856</b>	<b>\$ 51,880</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  
GENERAL FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>DISTRICT PROPERTY MAINTENANCE</b>			
<b>OPERATIONS MANAGEMENT</b>			
5000	\$ 207,493	250,000	\$ 322,704
5010	42,168	42,000	80,700
5020	15,920	16,500	24,687
5030	993	13,000	1,614
5040	4,339	4,000	8,068
5060	1,428	3,450	4,500
5070	2,671	1,563	1,000
5080	2,803	7,500	8,000
5100	2,250	2,300	3,000
5120	11,280	14,518	12,000
5130	-	1,000	1,000
5440	20	-	-
5430	1,850	7,800	10,000
Total operations management	293,215	363,631	477,273
<b>IRRIGATION</b>			
5080	23,835	33,000	40,000
5090	9,574	8,000	9,500
5100	-	2,500	8,000
5110	17,712	16,500	25,000
5150	28,344	35,832	38,000
5160	535,572	595,340	690,000
Total irrigation operations	615,037	691,172	810,500
<b>LANDSCAPE MAINTENANCE</b>			
5080	4,419	7,100	8,400
5110	2,210	-	-
5120	65,549	28,223	50,000
5140	209,335	250,000	310,000
5200	19,193	65,545	80,000
5210	8,170	8,000	10,000
5280	2,434	-	-
5460	52,289	100,000	160,000
5465	3,244	40,000	120,000
	-	-	95,000
Total landscape maintenance	366,843	498,868	833,400
<b>MISCELLANEOUS</b>			
5220	-	3,000	4,000
5225	881	2,000	2,600
5235	-	3,500	5,000
5285	6,715	-	110,000
5300	-	195	-
5355	540	700	700
5385	7,555	10,000	22,500
5395	-	2,500	5,000
5645	631	5,000	5,000
5730	-	150,000	-
	-	-	55,000
Total miscellaneous	16,322	176,895	209,800
<b>Total District Property Maintenance</b>	<b>\$ 1,291,417</b>	<b>\$ 1,730,566</b>	<b>\$ 2,330,973</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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ 288,272	\$ 401,254	\$ 491,841
REVENUES			
Recreation fees	664,161	800,000	889,200
(Allowance for fees not collected)	-	-	(5,000)
Event/Sponsorship fees	1,932	200	-
Recreation fees, other	20,710	20,000	25,000
Program fees	141,351	150,000	170,000
Interest income	5,378	8,000	1,900
Miscellaneous income	2,966	2,500	10,000
Total revenues	836,498	980,700	1,091,100
Total funds available	1,124,770	1,381,954	1,582,941
EXPENDITURES (see detail)			
Recreation Center operations	501,701	625,454	946,595
Pool operations	95,370	119,733	342,454
Recreation programs	117,708	127,406	169,162
Playground/Park pavilion	-	1,400	5,000
Concession building	8,737	16,120	17,100
Total expenditures	723,516	890,113	1,480,311
Total expenditures and transfers out requiring appropriation	723,516	890,113	1,480,311
ENDING FUND BALANCES	401,254	491,841	102,630
LESS: REPLACEMENT RESERVE - FFE	(25,000)	(25,000)	(25,000)
LESS: REPLACEMENT RESERVE - MECHANICAL	(25,000)	(25,000)	(25,000)
LESS: RECEIVABLES - NONSPENDABLE	(24,078)	(25,000)	(25,000)
NET FUND BALANCE	\$ 327,176	\$ 416,841	\$ 27,630

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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>RECREATION CENTER OPERATIONS</b>			
5000 Wages	\$ 186,010	\$ 190,000	\$ 231,130
5010 Payroll expense	60,635	45,000	58,000
5020 FICA expense	14,210	14,500	17,681
5030 Unemployment expenses	906	1,000	1,156
5040 Employer match deferred comp	2,936	3,500	5,778
5060 Training	122	500	2,000
5070 Uniforms	1,171	1,500	3,000
5080 Operating supplies	8,603	10,000	16,000
5100 Communication	600	1,000	2,000
5110 Repair services	1,833	5,000	8,000
5120 Miscellaneous outside services	12,162	13,000	13,000
5130 Auto Reimbursement	971	1,000	1,000
5140 Contract maintenance	8,229	10,000	11,000
5150 Electricity	29,522	32,000	35,000
5160 Water and Sewer	9,810	10,000	12,000
5170 Phone charges	-	-	1,800
5210 Equipment rental	328	700	1,000
5230 Janitorial services	5,750	6,000	6,000
5240 Natural gas	13,728	15,000	17,000
5260 Meeting supplies	-	-	200
5270 Print and copy	1,702	500	2,500
5290 Conferences	-	-	2,100
5300 Miscellaneous expense	-	-	200
5310 Computer supplies and equipment	359	1,000	2,000
5345 Postage	20	-	200
5350 Membership	176	193	200
5370 Office supplies	27	150	200
5400 Accounting	30,043	27,000	28,350
5450 District Management	-	35,000	21,000
5440 Community Events	28,393	32,000	45,000
5470 Insurance	20,734	25,511	28,000
5480 Employee relations	-	-	1,000
5670 Replacement program	35,330	90,000	262,000
5710 Major repair	2,892	11,700	-
5715 Fitness Equipment	-	-	75,000
5740 Cable and satellite	1,724	3,000	2,500
5750 Internet Charges	8,343	12,800	12,000
5760 Pest control	2,400	3,900	2,600
5770 Waste removal	7,342	13,700	10,000
5780 Website management	4,690	9,300	9,000
<b>Total Recreation Center Operations</b>	<b>\$ 501,701</b>	<b>\$ 625,454</b>	<b>\$ 946,595</b>

**PLAYGROUND/PARK PAVILION**

5180 Playground supplies	\$ -	1,400	\$ 5,000
<b>Total Playground Operations</b>	<b>\$ -</b>	<b>\$ 1,400</b>	<b>\$ 5,000</b>

**REUNION PARK CONCESSION BLDG**

5080 Operating supplies	\$ -	\$ -	\$ 500
5110 Repair services	-	1,300	1,500
5120 Miscellaneous outside services	-	900	1,000
5150 Electricity	1,879	2,600	2,800
5160 Water and Sewer	4,514	7,600	5,500
5240 Natural gas	1,724	3,000	5,000
5760 Pest control	620	720	800
<b>Total Reunion Park Concession Building</b>	<b>\$ 8,737</b>	<b>\$ 16,120</b>	<b>\$ 17,100</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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>POOL OPERATIONS - REUNION PARK</b>			
5000 Wages	\$ 8,865	\$ 12,000	\$ 12,600
5020 FICA expense	602	918	964
5030 Unemployment expenses	38	60	63
5070 Uniforms	-	-	200
5080 Operating supplies	298	2,000	5,000
5110 Repair services	1,010	5,000	8,000
5140 Contract maintenance	64,181	66,975	82,500
5150 Electricity	9,422	12,500	12,600
5160 Water and sewer	2,679	5,000	10,500
5430 Lighting	-	-	1,000
5355 Waste water maintenance	-	-	4,800
5590 Chemicals	8,275	7,000	7,000
5670 Replacement Program	-	-	42,000
5710 Major Repair	-	8,280	-
<b>Total pool operations</b>	<b>\$ 95,370</b>	<b>\$ 119,733</b>	<b>\$ 187,227</b>
<b>POOL OPERATIONS - SOUTHLAWN</b>			
5000 Wages	\$ -	\$ -	\$ 12,600
5020 FICA expense	-	-	964
5030 Unemployment expenses	-	-	63
5070 Uniforms	-	-	200
5080 Operating supplies	-	-	5,000
5110 Repair services	-	-	8,000
5140 Contract maintenance	-	-	82,500
5150 Electricity	-	-	12,600
5160 Water and sewer	-	-	10,500
5430 Lighting	-	-	1,000
5355 Waste water maintenance	-	-	4,800
5590 Chemicals	-	-	7,000
5730 Equipment purchase	-	-	10,000
<b>Total pool operations</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 155,227</b>
<b>RECREATION PROGRAMS</b>			
5000 Wages	\$ 47,673	44,980	\$ 71,000
5010 Payroll expense	-	11,331	11,500
5020 FICA expense	3,633	3,475	5,432
5030 Unemployment expenses	234	225	355
5040 Employer match deferred comp	520	863	1,775
5080 Operating supplies	163	500	500
5100 Communication	600	600	600
5140 Contract maintenance	1,750	-	-
5300 Miscellaneous expense	-	500	500
5350 Membership	-	-	-
5560 Adult program - contract	1,350	1,500	1,500
5730 Equipment purchase	-	-	10,000
6110 Youth program - contract	40,902	40,000	42,500
6120 Youth program - operating supplies	22	500	500
6130 Youth sports - basketball	4,989	4,932	5,000
6140 Youth sports - CARA swim	1,341	2,000	2,000
6150 Youth sports - CARA volleyball	2,805	4,000	4,000
6200 Youth sports - soccer	9,517	7,000	7,000
6210 Youth sports - t-ball	2,209	5,000	5,000
<b>Total recreation programs</b>	<b>\$ 117,708</b>	<b>\$ 127,406</b>	<b>\$ 169,162</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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
FUND BALANCE - BEGINNING	\$ 246,701	\$ 350,606	\$ 431,833
REVENUES			
Assessment	212,619	235,000	250,000
AR processing fee	15,158	35,000	15,000
HOA other fees	-	2,000	2,000
Violations, penalties, other (Allowance for fees not collected)	38,470	38,000	30,000
Legal fees reimbursement	-	(15,000)	(15,000)
Interest income	13,421	21,000	15,000
Interest income	2,634	5,000	3,000
Total revenues	282,302	321,000	300,000
Total funds available	529,003	671,606	731,833
EXPENDITURES (see detail)			
HOA operations	178,397	239,773	275,050
Total expenditures	178,397	239,773	275,050
Total expenditures and transfers out requiring appropriation	178,397	239,773	275,050
FUND BALANCE - ENDING	350,606	431,833	456,783
LESS: RECEIVABLES - NONSPENDABLE	(34,846)	(50,000)	(50,000)
SPENDABLE FUND BALANCE	\$ 315,760	\$ 381,833	\$ 406,783

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**  
**2020 BUDGET**  
**WITH 2018 ACTUAL AND 2019 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/23/2020

Account	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>HOA OPERATIONS</b>			
5300 Miscellaneous	\$ -	\$ 10,000	\$ 10,000
5360 Legal services	17,971	35,000	30,000
5400 Accounting	19,213	20,000	20,900
5430 Lighting	-	-	3,000
5440 Community events	6,922	-	20,000
5450 District management	9,253	10,000	10,000
5470 Insurance	10,366	12,773	13,650
5500 HOA management contract	101,869	116,000	125,000
5510 HOA AR processing fee	12,253	35,000	40,000
5780 Website management	550	1,000	2,500
<b>Total HOA operations</b>	<b>\$ 178,397</b>	<b>\$ 239,773</b>	<b>\$ 275,050</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  
DEBT SERVICE FUND  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,**

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCES	\$ 1,007	\$ 987	\$ 907
REVENUES			
Interest income	15	20	10
Total revenues	15	20	10
Total funds available	1,022	1,007	917
EXPENDITURES			
Miscellaneous debt service expense	35	100	100
Total expenditures	35	100	100
Total expenditures and transfers out requiring appropriation	35	100	100
ENDING FUND BALANCES	\$ 987	\$ 907	\$ 817

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  
2020 BUDGET  
WITH 2018 ACTUAL AND 2019 ESTIMATED  
For the Years Ended and Ending December 31,

	1/23/2020		
	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
FUND BALANCE - BEGINNING	\$ 631,421	\$ (308,702)	\$ 86,514
REVENUES			
System Development fees NR2	1,233,750	1,006,250	1,575,000
System Development fees NR3	-	-	61,250
Intergovernmental - Commerce City:			
Impact fees NR2	333,042	271,630	425,160
Impact fees NR3	-	-	16,534
Sales/Use tax/Permit fees	972,722	825,000	900,000
MLEPA payment from NR1MD	1,646,076	1,715,904	2,279,841
MLEPA payment from NR3MD	27,878	1,530	1,402
MLEPA payment from NR4MD	16	15	390
Developer advance	3,306,255	3,928,355	15,957,329
Cost reimb - South Adams County W&S	-	-	989,929
Cost reimb - Commerce City	-	-	5,442,726
Interest income	27,832	30,000	5,000
Total revenues	<u>7,547,571</u>	<u>7,778,684</u>	<u>27,654,561</u>
Total funds available	<u>8,178,992</u>	<u>7,469,982</u>	<u>27,741,075</u>
EXPENDITURES			
Intergovernmental - SDFs to NR2	840,000	805,000	1,260,000
Intergovernmental - Impact fees NR2	283,440	271,630	425,160
Intergovernmental - Sales tax NR2	252,500	255,025	257,575
Legal	17,092	30,000	30,000
Accounting	20,848	10,000	25,000
District management	1,000	-	-
Developer debt repayment	2,229,771	2,448,674	3,182,266
Capital outlay			
Repair services	4,120	-	-
Miscellaneous outside services	20,088	-	-
Pond maintenance	36,930	-	-
Facilities and equipment - Lease/Purchase	38,207	-	-
Engineering	-	120,000	120,000
Engineering - 112th	474,572	750,000	250,000
Landscape improvements	223,336	-	-
Underdrain repair	30,609	-	-
Filing #34	2,369,681	30,000	-
Fence Repair	141,026	-	-
Southlawn detention pond	-	50,000	-
Storm sewer crossing project (golf course)	423,019	-	-
Second Creek Crossing - O'Brian Canal/Pond	210,736	702,261	-
Reunion Village 9	503,794	572,603	-
Reunion Village 7-b & 7-E	327,830	750,000	2,000,000
NR#2 filing 19 & 26 improvements	6,290	-	-
Walden Street	-	-	240,306
Walden Street/Landscaping	-	-	186,457
100th Ave/F-17/Tower Rd.	-	-	2,907,279
100th Ave. Landscape	-	-	60,000
Southlawn Pool	32,805	80,000	1,500,000
Reunion Center	-	508,275	-
Tower Rd, Landscape	-	-	1,536,847
4E/104th Ave Landscape	-	-	418,505
10A/B/104th Ave Landscape	-	-	1,364,411
112th Ave/Chambers/Parkside	-	-	10,811,179
Water system fees	-	-	-
Transfer to NR2	-	-	33,969
Contingency	-	-	1,000,000
Total expenditures	<u>8,487,694</u>	<u>7,383,468</u>	<u>27,608,954</u>
Total expenditures and transfers out requiring appropriation	<u>8,487,694</u>	<u>7,383,468</u>	<u>27,608,954</u>
FUND BALANCE - ENDING	<u>\$ (308,702)</u>	<u>\$ 86,514</u>	<u>\$ 132,121</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  
2020 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 in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Interest 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.

**REUNION METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**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 \$28.50 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.

**MLEPA Payments from North Range Districts**

On June 3, 2016, and as amended on May 1, 2017, 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, the Reunion Debt and the operations and maintenance costs of the Districts. The MLEPA generally defines the term "Developer Debt" as (i) amounts owed to the Developer by any applicable North Range District for advancing of guaranty payments on the Senior Bonds, for the provision of Public Improvements or for advancing of amounts to fund operations shortfalls and (ii) any other repayment obligation incurred by the MLEPA Districts in connection with advances made by the Developer to the MLEPA Districts for the purpose of paying the costs of designing, acquiring, installing, and constructing the Public Improvements or paying the operations and maintenance costs of the MLEPA Districts. The MLEPA generally defines the term "Senior Bonds" as all bonds issued by the North Range Districts, now or in the future, which bonds shall be senior to any obligations of the North Range Districts under the MLEPA. The term "Reunion Debt" generally means all bonds, agreements or other financial obligations issued or incurred by Reunion or assumed by Reunion from any North Range District, specifically including the 2017 Reunion Bonds.



**REUNION METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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

**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. The District has no operating or capital leases.

**REUNION METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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. 4 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 Governments

**TO:** County Commissioners<sup>1</sup> of Adams County, Colorado.

On behalf of the Reunion Metropolitan District,

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Reunion Metropolitan District

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,250 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 1,250 (NET<sup>G</sup> 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:** 12/09/2019 for budget/fiscal year 2020.  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	0.000 mills	\$ 0
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	0.000 mills	\$ 0

Contact person: (print) Shelby Clymer Daytime phone: (303) 779-5710  
 Signed:  Title: 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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

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<sup>K</sup>:**

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.