

REUNION METROPOLITAN DISTRICT
SPECIAL MEETING/BUDGET WORKSHOP AGENDA

Reunion Recreation Center
17910 East Parkside Drive North
Commerce City, CO 80022
October 20, 2020
4:00 p.m.

Due to concerns regarding the spread of COVID-19 and the current social distancing requirements in place, this meeting will be held electronically via MicroSoft Teams. See below for the link and information necessary to access the MicroSoft Teams meeting.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_Y2M5NDAyNDEtNTFkNi00MjQ4LWFhZWUtMDg5NzA3ODdlMDMz%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dcc70755%22%7d

or dial in:

[1 720-547-5281](tel:17205475281) United States, Denver (Toll)
Conference ID: 144 091 015#

Reunion Metropolitan District

Kelly Leid, President	Term to May 2023
Brett Price, Vice President	Term to May 2022
Bruce Rau, Treasurer	Term to May 2022
Teresa Kershnik, Assistant Secretary	Term to May 2023
Tim E. Roberts, Assistant Secretary	Term to May 2023

AGENDA

1. Call to Order/Declaration of Quorum
2. Director Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes. Please sign in.
5. Financial Matters
 - A. Review and Discuss Draft 2021 Budget (enclosed)
6. Executive Session to Discuss Personnel Matters Pursuant to C.R.S. Section 24-6-402(f).
7. Other Business
8. Adjournment

REUNION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2021

**REUNION METROPOLITAN DISTRICT
SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 793,750	\$ 1,334,590	\$ 252,072	\$ 252,072	\$ 3,558,371
REVENUES					
Intergovernmental revenues	3,755,507	4,751,077	4,220,794	4,801,447	5,040,011
Interest income	66,820	11,410	5,972	8,750	12,700
Development fees	2,517,032	2,977,944	1,015,839	2,089,204	3,382,632
Developer advance	3,252,635	15,957,329	5,568,974	26,456,397	25,562,519
Recreation center revenue, net	960,145	1,079,200	467,046	936,200	1,113,400
HOA revenue, net	337,024	297,000	150,915	295,000	306,200
Miscellaneous income	53,943	15,000	13,480	29,500	5,500
Cost reimb - South Adams County W&S	-	989,929	-	989,929	-
Cost reimb - Commerce City	-	5,442,726	3,409,408	5,442,726	-
Transfer from NRMD2 - Bond Proceeds	-	-	55,870	55,870	-
Transfer from NRMD3 - Bond Proceeds	-	-	-	35,460,574	-
Reimbursement MLEPA NRMD 3	-	-	-	1,866,465	-
Total revenues	<u>10,943,106</u>	<u>31,521,615</u>	<u>14,908,298</u>	<u>78,432,062</u>	<u>35,422,962</u>
Total funds available	<u>11,736,856</u>	<u>32,856,205</u>	<u>15,160,370</u>	<u>78,684,134</u>	<u>38,981,333</u>
EXPENDITURES					
General government					
General & administration	308,910	328,025	191,719	347,569	337,750
Intergovernmental	1,699,253	1,994,615	834,117	1,380,455	1,153,145
Operations					
District property management	1,721,095	2,330,973	842,054	2,273,027	2,588,460
Recreation center operations	832,437	1,480,311	321,600	715,050	1,484,712
HOA operations	249,363	275,050	115,056	227,497	275,550
Debt Service	1,005	100	-	-	-
Capital Projects	6,672,721	25,666,219	7,466,513	70,182,166	29,128,175
Total expenditures	<u>11,484,784</u>	<u>32,075,293</u>	<u>9,771,059</u>	<u>75,125,764</u>	<u>34,967,792</u>
Total expenditures and transfers out requiring appropriation	<u>11,484,784</u>	<u>32,075,293</u>	<u>9,771,059</u>	<u>75,125,764</u>	<u>34,967,792</u>
ENDING FUND BALANCES	<u>\$ 252,072</u>	<u>\$ 780,912</u>	<u>\$ 5,389,311</u>	<u>\$ 3,558,371</u>	<u>\$ 4,013,540</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION					
Adams County					
State assessed	\$ 2,410	\$ 60	\$ 60	\$ 60	\$ 80
Agricultural	20	20	20	20	20
Personal property	10,470	1,170	1,170	1,170	1,550
Certified Assessed Value	<u>\$ 12,900</u>	<u>\$ 1,250</u>	<u>\$ 1,250</u>	<u>\$ 1,250</u>	<u>\$ 1,650</u>
MILL LEVY					
General	0.000	0.000	0.000	0.000	0.000
Total mill levy	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>	<u>0.000</u>
PROPERTY TAXES					
General	\$ -	\$ -	\$ -	\$ -	\$ -
Levied property taxes	-	-	-	-	-
Budgeted property taxes	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BUDGETED PROPERTY TAXES					
General	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 349,605	\$ 323,495	\$ 421,928	\$ 421,928	\$ 295,784
REVENUES					
MLEPA Payment - NR1MD	1,530,126	1,706,081	1,607,803	1,716,050	1,716,245
MLEPA Payment - NR2MD	425,165	639,615	607,460	637,946	824,108
MLEPA Payment - NR3MD	594	588	510	567	16,550
MLEPA Payment - NR4MD	6	160	142	159	141
Alleyway costs reimbursement (NRMD1 sub-district)	3,000	3,000	3,000	3,000	3,000
Carriage Homes (NRMD1 sub-district)	58,719	60,000	28,600	60,000	60,000
Carriage Homes (NRMD2 sub-district)	49,606	60,000	64,870	155,000	190,000
Interest income	10,146	1,500	1,207	1,750	1,000
Miscellaneous income	49,713	5,000	11,380	27,000	500
Total revenues	<u>2,127,075</u>	<u>2,475,944</u>	<u>2,324,972</u>	<u>2,601,472</u>	<u>2,811,544</u>
Total funds available	<u>2,476,680</u>	<u>2,799,439</u>	<u>2,746,900</u>	<u>3,023,400</u>	<u>3,107,328</u>
EXPENDITURES (see detail)					
General government					
General & administration	308,910	328,025	191,719	347,569	337,750
North Range Districts Nos. 1-5	24,747	51,880	102,713	107,020	57,818
Operations					
District property management	1,721,095	2,330,973	842,054	2,273,027	2,588,460
Total expenditures	<u>2,054,752</u>	<u>2,710,878</u>	<u>1,136,486</u>	<u>2,727,616</u>	<u>2,984,028</u>
Total expenditures and transfers out requiring appropriation	<u>2,054,752</u>	<u>2,710,878</u>	<u>1,136,486</u>	<u>2,727,616</u>	<u>2,984,028</u>
ENDING FUND BALANCES	<u>\$ 421,928</u>	<u>\$ 88,561</u>	<u>\$ 1,610,414</u>	<u>\$ 295,784</u>	<u>\$ 123,300</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
5060 TRAINING	\$ 97	\$ 100	\$ -	\$ 100	\$ 100
5120 MISCELLANEOUS OUTSIDE SERVICES	404	2,500	687	2,500	2,500
5260 MEETING SUPPLIES	-	500	-	-	500
5270 PRINT AND COPY	2,536	3,000	1,233	3,000	3,000
5300 MISCELLANEOUS EXPENSE	284	2,000	898	2,000	2,000
5310 COMPUTER SUPPLIES AND EQUIPMENT	672	6,000	-	1,500	6,000
5320 IT MANAGEMENT SERVICES	6,125	5,000	3,512	7,000	7,000
5335 ELECTIONS	-	2,000	18,365	18,365	-
5345 POSTAGE	-	25	-	-	-
5350 MEMBERSHIP / PROFESSIONAL ASSOCIATIONS	1,237	1,300	1,238	1,238	1,500
5360 LEGAL SERVICES	97,753	90,000	45,686	90,000	92,700
5370 OFFICE SUPPLIES	602	1,500	106	750	1,500
5400 ACCOUNTING	71,748	78,750	37,880	78,750	81,100
5410 AUDIT	8,900	9,100	9,200	9,200	9,400
5450 DISTRICT MANAGEMENT	82,608	84,000	48,767	99,000	88,200
5470 INSURANCE	24,650	26,250	20,666	20,666	26,250
5480 EMPLOYEE RELATIONS	7,794	12,500	3,481	10,000	12,500
PAYING AGENT/TRUSTEE FEES	3,500	3,500	-	3,500	3,500
Total general and administration	\$ 308,910	\$ 328,025	\$ 191,719	\$ 347,569	\$ 337,750

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
North Range Nos. 1-5 costs					
NRMD NO. 1 DIRECT COSTS					
Audit	\$ 4,800	\$ 5,000	\$ 4,900	\$ 4,900	\$ 5,000
FICA Expense	68	153	23	199	230
Director Fees	900	2,000	300	2,600	3,000
Dues and Membership	1,237	1,300	1,237	1,237	1,300
Insurance	4,296	5,000	4,789	4,789	6,000
Legal Services	-	5,000	389	1,000	5,000
Miscellaneous	-	1,000	-	-	3,000
Election Expense	-	5,000	43,935	44,061	-
Total NRMD No. 1	<u>11,301</u>	<u>24,453</u>	<u>55,573</u>	<u>58,786</u>	<u>23,530</u>
NRMD NO. 2 DIRECT COSTS					
Audit	2,700	2,800	2,800	2,800	2,900
FICA Expense	-	77	-	69	138
Director Fees	-	1,000	-	900	1,800
Dues and Membership	608	750	746	746	750
Insurance	3,861	4,000	4,934	4,934	6,000
Legal Services	-	5,000	-	-	5,000
Miscellaneous	-	3,000	-	-	3,000
Election Expense	-	3,000	23,363	23,488	-
Total NRMD No. 2	<u>7,169</u>	<u>19,627</u>	<u>31,843</u>	<u>32,937</u>	<u>19,588</u>
NRMD NO. 3 DIRECT COSTS					
Audit	-	-	-	-	3,000
Elections	-	-	404	404	-
Dues and Membership	226	300	228	228	1,000
Legal Services	-	500	-	-	3,000
Insurance	2,913	3,100	3,215	3,215	3,500
Total NRMD No. 3	<u>3,139</u>	<u>3,900</u>	<u>3,847</u>	<u>3,847</u>	<u>10,500</u>
NRMD NO. 4 DIRECT COSTS					
Elections	-	-	8,009	8,009	-
Dues and Membership	225	300	226	226	300
Legal Services	-	500	-	-	500
Insurance	2,913	3,100	3,215	3,215	3,400
Total NRMD No. 4	<u>3,138</u>	<u>3,900</u>	<u>11,450</u>	<u>11,450</u>	<u>4,200</u>
Total North Range Districts Nos. 1-4	<u>\$ 24,747</u>	<u>\$ 51,880</u>	<u>\$ 102,713</u>	<u>\$ 107,020</u>	<u>\$ 57,818</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021	
DISTRICT PROPERTY MAINTENANCE						
OPERATIONS MANAGEMENT						
5000	Wages	\$ 243,744	\$ 322,704	\$ 138,801	\$ 318,000	\$ 332,385
5010	Payroll expense	39,889	80,700	26,604	55,000	83,096
5020	FICA Expense	18,769	24,687	10,726	24,327	25,427
5030	Unemployment expenses	1,160	1,614	682	1,400	1,662
5040	Employer match deferred comp	4,964	8,068	2,472	5,000	8,310
5060	Training	2,474	4,500	486	3,000	4,500
5070	Uniforms	2,822	1,000	1,244	1,800	3,000
5080	Operating supplies	3,835	8,000	931	7,500	8,500
5100	Communication	1,912	3,000	750	3,000	3,500
5120	Miscellaneous outside services	17,785	12,000	6,305	16,000	25,000
5130	Auto reimbursement	-	1,000	-	1,000	1,000
5430	Lighting	3,984	10,000	16,716	20,000	25,000
	Total operations management	<u>341,338</u>	<u>477,273</u>	<u>205,717</u>	<u>456,027</u>	<u>521,380</u>
IRRIGATION						
5080	Operating Supplies	28,438	40,000	14,249	40,000	50,000
5090	Gas and fuel	10,131	9,500	2,886	9,000	10,000
5100	Communication	-	8,000	-	5,000	10,000
5110	Repair services	11,594	25,000	6,897	20,000	25,000
5150	Electricity	23,146	38,000	8,256	38,000	39,900
5160	Water and sewer	561,253	690,000	145,523	680,000	713,550
	Total irrigation operations	<u>634,562</u>	<u>810,500</u>	<u>177,811</u>	<u>792,000</u>	<u>848,450</u>
LANDSCAPE MAINTENANCE						
5080	Operating supplies	3,318	8,400	1,356	8,000	8,400
5120	Miscellaneous outside services	44,655	50,000	27,343	45,000	60,000
5140	Contract maintenance	251,419	310,000	212,691	372,000	425,000
5200	Fertilizer	65,646	80,000	34,585	80,000	90,000
5210	Equipment rental	17,963	10,000	1,673	9,500	15,000
5280	Professional services	-	-	-	-	-
5460	Tree Care / maintenance	109,117	160,000	14,500	130,000	175,000
5465	Sub-district maintenance - Carriage Homes	51,191	120,000	44,710	95,000	125,000
NEW	Mulch maintenance program	-	-	84,000	84,000	80,000
	Landscape enhancements	-	95,000	27,125	41,000	100,000
	Total landscape maintenance	<u>543,309</u>	<u>833,400</u>	<u>447,983</u>	<u>864,500</u>	<u>1,078,400</u>
MISCELLANEOUS						
5220	Snow removal	-	4,000	278	3,500	4,200
5225	Snow removal - alley	579	2,600	-	2,300	2,730
5235	Rodent control	1,716	5,000	5,526	7,500	8,500
5285	Drainage maintenance project	-	110,000	-	74,000	-
5300	Miscellaneous	-	-	-	-	-
5355	Waste water maintenance	540	700	-	700	800
5385	Lake and pond maintenance	4,836	22,500	2,025	6,000	25,000
5395	Snow removal - equipment rental	167	5,000	-	4,000	6,000
5645	Fence repair	2,906	5,000	674	4,500	8,000
5730	Equipment purchase/Special projects	191,142	-	-	-	-
	Equipment purchase/lease	-	55,000	835	56,000	75,000
	Total miscellaneous	<u>201,886</u>	<u>209,800</u>	<u>9,338</u>	<u>158,500</u>	<u>130,230</u>
PLAYGROUND/PARK PAVILION						
5180	Playground supplies	-	-	1,205	2,000	10,000
	Total Playground Operations	<u>-</u>	<u>-</u>	<u>1,205</u>	<u>2,000</u>	<u>10,000</u>
	Total District Property Management	\$ 1,721,095	\$ 2,330,973	\$ 842,054	\$ 2,273,027	\$ 2,588,460

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND- RECREATION SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 401,254	\$ 491,841	\$ 542,215	\$ 542,215	\$ 767,866
REVENUES					
Recreation fees	806,983	889,200	440,937	889,200	923,400
(Allowance for fees not collected)	-	(5,000)	-	(5,000)	(5,000)
Event/Sponsorship fees	1,876	-	-	-	-
Recreation fees, other	17,179	25,000	1,603	2,000	25,000
Program fees	134,107	170,000	24,506	50,000	170,000
Interest income	9,023	1,900	1,499	2,000	2,900
Miscellaneous income	4,230	10,000	2,100	2,500	5,000
Total revenues	<u>973,398</u>	<u>1,091,100</u>	<u>470,645</u>	<u>940,700</u>	<u>1,121,300</u>
Total funds available	<u>1,374,652</u>	<u>1,582,941</u>	<u>1,012,860</u>	<u>1,482,915</u>	<u>1,889,166</u>
EXPENDITURES (see detail)					
Recreation Center operations	573,830	946,595	256,444	542,099	921,651
Pool operations	111,012	342,454	7,357	47,300	379,920
Recreation programs	123,418	169,162	54,028	110,950	166,041
Playground/Park pavilion	10,306	5,000	-	-	-
Concession building	13,871	17,100	3,771	14,700	17,100
Total expenditures	<u>832,437</u>	<u>1,480,311</u>	<u>321,600</u>	<u>715,050</u>	<u>1,484,712</u>
Total expenditures and transfers out requiring appropriation	<u>832,437</u>	<u>1,480,311</u>	<u>321,600</u>	<u>715,050</u>	<u>1,484,712</u>
ENDING FUND BALANCES	<u>542,215</u>	<u>102,630</u>	<u>691,260</u>	<u>767,866</u>	<u>404,454</u>
LESS: REPLACEMENT RESERVE - FFE	<u>(25,000)</u>	<u>(25,000)</u>	<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>	<u>(25,000)</u>	<u>(25,000)</u>
LESS: RECEIVABLES - NONSPENDABLE	<u>(25,133)</u>	<u>(25,000)</u>	<u>(31,164)</u>	<u>(25,000)</u>	<u>(25,000)</u>
NET FUND BALANCE	<u>\$ 467,082</u>	<u>\$ 27,630</u>	<u>\$ 610,096</u>	<u>\$ 692,866</u>	<u>\$ 329,454</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - RECREATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
RECREATION CENTER OPERATIONS					
5000 Wages	\$ 197,569	\$ 231,130	\$ 103,541	\$ 231,500	\$ 238,500
5010 Payroll expense	34,328	58,000	17,932	40,000	50,000
5020 FICA expense	15,230	17,681	8,026	17,710	18,245
5030 Unemployment expenses	938	1,156	518	1,158	1,193
5040 Employer match deferred comp	3,689	5,778	2,244	4,500	5,963
5060 Training	626	2,000	-	-	-
5070 Uniforms	-	3,000	245	2,000	3,000
5080 Operating supplies	9,477	16,000	2,840	10,000	16,000
5100 Communication	600	2,000	250	500	2,000
5110 Repair services	4,592	8,000	1,494	4,000	8,000
5120 Miscellaneous outside services	13,443	13,000	4,417	10,000	13,000
5130 Auto Reimbursement	824	1,000	223	350	1,000
5140 Contract maintenance	8,128	11,000	4,749	9,000	11,000
5150 Electricity	27,926	35,000	10,158	25,000	35,000
5160 Water and Sewer	8,176	12,000	2,418	6,500	12,000
5170 Phone charges	-	1,800	-	900	3,000
5210 Equipment rental	337	1,000	-	500	1,000
5230 Janitorial services	5,562	6,000	1,875	4,000	6,000
5240 Natural gas	13,361	17,000	4,158	8,000	15,000
5260 Meeting supplies	-	200	-	-	-
5270 Print and copy	114	2,500	1,297	2,300	2,500
5290 Conferences	-	2,100	-	-	2,100
5300 Miscellaneous expense	-	200	-	150	200
5310 Computer supplies and equipment	414	2,000	165	1,500	2,000
5345 Postage	-	200	-	50	200
5350 Membership	193	200	-	-	200
5370 Office supplies	34	200	-	200	200
5400 Accounting	26,253	28,350	13,637	28,350	29,200
5450 District Management	30,414	21,000	12,007	21,000	22,050
5440 Community Events	20,652	45,000	12,192	15,000	45,000
5470 Insurance	25,512	28,000	22,044	22,044	28,000
5480 Employee relations	92,616	1,000	-	-	-
5515 Bad debt expense	-	-	488	488	-
5670 Replacement program	-	262,000	15,000	25,000	262,000
5710 Major repair	6,165	-	-	-	-
5715 Fitness Equipment	-	75,000	-	21,000	52,000
5740 Cable and satellite	2,097	2,500	800	1,600	2,500
5750 Internet Charges	8,442	12,000	4,425	9,000	12,000
5760 Pest control	2,640	2,600	1,075	2,200	2,600
5770 Waste removal	8,855	10,000	4,061	8,100	10,000
5780 Website management	4,623	9,000	4,165	8,500	9,000
Total Recreation Center Operations	\$ 573,830	\$ 946,595	\$ 256,444	\$ 542,099	\$ 921,651
PLAYGROUND/PARK PAVILION					
5180 Playground supplies	\$ 10,306	\$ 5,000	\$ -	\$ -	\$ -
Total Playground Operations	\$ 10,306	\$ 5,000	\$ -	\$ -	\$ -
REUNION PARK CONCESSION BLDG					
5080 Operating supplies	\$ -	\$ 500	\$ -	\$ 500	\$ 500
5110 Repair services	625	1,500	-	1,000	1,500
5120 Miscellaneous outside services	3,523	1,000	-	500	1,000
5150 Electricity	1,557	2,800	719	1,600	2,800
5160 Water and Sewer	5,025	5,500	2,752	5,500	5,500
5240 Natural gas	2,481	5,000	-	5,000	5,000
5760 Pest control	660	800	300	600	800
Total Reunion Park Concession Building	\$ 13,871	\$ 17,100	\$ 3,771	\$ 14,700	\$ 17,100

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - RECREATION
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
POOL OPERATIONS - REUNION PARK					
5000 Wages	\$ 9,053	\$ 12,600	\$ -	\$ -	\$ 13,000
5020 FICA expense	698	964	-	-	995
5030 Unemployment expenses	40	63	-	-	65
5070 Uniforms	-	200	-	-	200
5080 Operating supplies	1,300	5,000	-	-	5,000
5110 Repair services	4,688	8,000	1,023	4,000	10,000
5140 Contract maintenance	66,975	82,500	-	8,200	102,300
5150 Electricity	8,944	12,600	2,146	4,500	12,600
5160 Water and sewer	2,757	10,500	1,418	3,000	10,500
5430 Lighting	-	1,000	-	-	1,000
5355 Waste water maintenance	-	4,800	-	-	4,800
5590 Chemicals	8,277	7,000	-	7,000	7,000
5670 Replacement Program	-	42,000	-	15,000	27,000
5710 Major Repair	8,280	-	-	-	-
Total pool operations	\$ 111,012	\$ 187,227	\$ 4,587	\$ 41,700	\$ 194,460
POOL OPERATIONS - SOUTHLAWN					
5000 Wages	\$ -	\$ 12,600	\$ -	\$ -	\$ 13,000
5020 FICA expense	-	964	-	-	995
5030 Unemployment expenses	-	63	-	-	65
5070 Uniforms	-	200	-	-	200
5080 Operating supplies	-	5,000	-	-	5,000
5110 Repair services	-	8,000	-	-	10,000
5140 Contract maintenance	-	82,500	-	-	102,300
5150 Electricity	-	12,600	772	1,600	12,600
5160 Water and sewer	-	10,500	1,998	4,000	10,500
5430 Lighting	-	1,000	-	-	1,000
5355 Waste water maintenance	-	4,800	-	-	4,800
5590 Chemicals	-	7,000	-	-	7,000
5730 Equipment purchase	-	10,000	-	-	3,000
Lifeguard office	-	-	-	-	15,000
Total pool operations	\$ -	\$ 155,227	\$ 2,770	\$ 5,600	\$ 185,460
RECREATION PROGRAMS					
5000 Wages	\$ 46,446	\$ 71,000	\$ 25,063	\$ 56,500	\$ 75,500
5010 Payroll expense	11,330	11,500	4,908	9,816	13,000
5020 FICA expense	3,591	5,432	1,944	4,322	5,776
5030 Unemployment expenses	220	355	126	252	378
5040 Employer match deferred comp	928	1,775	480	960	1,888
5080 Operating supplies	28	500	-	-	-
5100 Communication	600	600	250	600	-
5140 Contract maintenance	-	-	-	-	-
5300 Miscellaneous expense	-	500	-	-	-
5350 Membership	-	-	-	-	-
5560 Adult program - contract	534	1,500	328	500	1,500
5730 Equipment purchase	-	10,000	5,737	10,000	-
6110 Youth program - contract	39,173	42,500	9,942	20,000	42,500
6120 Youth program - operating supplies	-	500	-	-	-
6130 Youth sports - basketball	4,933	5,000	5,250	-	6,000
6140 Youth sports - CARA swim	-	2,000	-	-	-
6150 Youth sports - CARA volleyball	2,533	4,000	-	-	5,000
6200 Youth sports - soccer	6,640	7,000	-	4,500	8,000
6210 Youth sports - t-ball	6,462	5,000	-	3,500	6,500
Total recreation programs	\$ 123,418	\$ 169,162	\$ 54,028	\$ 110,950	\$ 166,041

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - HOA SUMMARY
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
FUND BALANCE - BEGINNING	\$ 350,606	\$ 431,833	\$ 443,952	\$ 443,952	\$ 513,955
REVENUES					
Assessment	234,823	250,000	128,308	255,000	259,200
AR processing fee	38,272	15,000	4,125	10,000	15,000
HOA other fees	-	2,000	-	-	2,000
Violations, penalties, other	46,287	30,000	11,971	30,000	30,000
(Allowance for fees not collected)	-	(15,000)	-	(15,000)	(15,000)
Legal fees reimbursement	17,642	15,000	6,511	15,000	15,000
Interest income	5,685	3,000	1,506	2,500	2,600
Total revenues	<u>342,709</u>	<u>300,000</u>	<u>152,421</u>	<u>297,500</u>	<u>308,800</u>
Total funds available	<u>693,315</u>	<u>731,833</u>	<u>596,373</u>	<u>741,452</u>	<u>822,755</u>
EXPENDITURES (see detail)					
HOA operations	249,363	275,050	115,056	227,497	275,550
Total expenditures	<u>249,363</u>	<u>275,050</u>	<u>115,056</u>	<u>227,497</u>	<u>275,550</u>
Total expenditures and transfers out requiring appropriation	<u>249,363</u>	<u>275,050</u>	<u>115,056</u>	<u>227,497</u>	<u>275,550</u>
FUND BALANCE - ENDING	<u>443,952</u>	<u>456,783</u>	<u>481,317</u>	<u>513,955</u>	<u>547,205</u>
LESS: RECEIVABLES - NONSPENDABLE	<u>(31,771)</u>	<u>(50,000)</u>	<u>(40,104)</u>	<u>(50,000)</u>	<u>(50,000)</u>
SPENDABLE FUND BALANCE	<u>\$ 412,181</u>	<u>\$ 406,783</u>	<u>\$ 441,213</u>	<u>\$ 463,955</u>	<u>\$ 497,205</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND- HOA
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

Account	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
HOA OPERATIONS					
5300 Miscellaneous	\$ 17,022	\$ 10,000	\$ 10,802	\$ 15,000	\$ 10,000
5360 Legal services	38,772	30,000	12,389	30,000	30,000
5400 Accounting	19,447	20,900	10,053	20,900	20,900
5430 Lighting	-	3,000	-	-	3,000
5440 Community events	2,764	20,000	-	-	20,000
5450 District management	10,326	10,000	5,805	10,000	10,500
5470 Insurance	12,773	13,650	10,747	10,747	13,650
5500 HOA management contract	113,254	125,000	56,473	120,000	125,000
5510 HOA AR processing fee	34,405	40,000	8,345	20,000	40,000
5515 Bad debt expense	-	-	142	250	-
5780 Website management	600	2,500	300	600	2,500
Total HOA operations	\$ 249,363	\$ 275,050	\$ 115,056	\$ 227,497	\$ 275,550

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
DEBT SERVICE FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 987	\$ 907	\$ 1	\$ 1	\$ 1
REVENUES					
Interest income	19	10	-	-	-
Total revenues	<u>19</u>	<u>10</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>1,006</u>	<u>917</u>	<u>1</u>	<u>1</u>	<u>1</u>
EXPENDITURES					
Bond interest	1,005	-	-	-	-
Miscellaneous debt service expense	-	100	-	-	-
Total expenditures	<u>1,005</u>	<u>100</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>1,005</u>	<u>100</u>	<u>-</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ 1</u>	<u>\$ 817</u>	<u>\$ 1</u>	<u>\$ 1</u>	<u>\$ 1</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2021 BUDGET
WITH 2019 ACTUAL AND 2020 ESTIMATED
For the Years Ended and Ending December 31,**

10/14/2020

	ACTUAL 2019	BUDGET 2020	ACTUAL 6/30/2020	ESTIMATED 2020	BUDGET 2021
FUND BALANCE - BEGINNING	\$ (308,702)	\$ 86,514	\$ (1,156,024)	\$ (1,156,024)	\$ 1,980,765
REVENUES					
System Development fees NR2	1,334,375	1,575,000	443,750	912,500	765,000
System Development fees NR3	-	61,250	-	105,000	1,207,500
Intergovernmental - Commerce City:					
Impact fees NR2	356,662	425,160	92,329	193,360	184,176
Impact fees NR3	-	16,534	-	28,344	325,956
Sales/Use tax/Permit fees	825,995	900,000	479,760	850,000	900,000
MLEPA payment from NR1MD	1,686,748	2,279,841	1,906,694	2,228,344	2,229,612
MLEPA payment from NR3MD	1,527	1,402	1,342	-	-
MLEPA payment from NR4MD	16	390	373	381	355
Developer advance	3,252,635	15,957,329	5,568,974	26,456,397	25,562,519
Cost reimb - South Adams County W&S	-	989,929	-	989,929	-
Cost reimb - Commerce City	-	5,442,726	3,409,408	5,442,726	-
Interest income	41,947	5,000	1,760	2,500	6,200
Transfer from NRMD2 - Bond Proceeds	-	-	55,870	55,870	-
Transfer from NRMD3 - Bond Proceeds	-	-	-	35,460,574	-
Reimbursement MLEPA NRMD 3	-	-	-	1,866,465	-
Total revenues	<u>7,499,905</u>	<u>27,654,561</u>	<u>11,960,260</u>	<u>74,592,390</u>	<u>31,181,318</u>
Total funds available	<u>7,191,203</u>	<u>27,741,075</u>	<u>10,804,236</u>	<u>73,436,366</u>	<u>33,162,083</u>
EXPENDITURES					
Intergovernmental - SDFs to NR2	1,064,000	1,260,000	381,500	822,500	651,000
Intergovernmental - Impact fees NR2	355,481	425,160	92,329	193,360	184,176
Intergovernmental - Sales tax NR2	255,025	257,575	257,575	257,575	260,151
Intergovernmental - SDFs to NR3	-	-	-	68,400	786,600
Legal	25,282	30,000	31,174	40,000	30,000
Accounting	12,269	25,000	5,350	15,000	25,000
Developer debt repayment	2,838,953	3,182,266	-	26,050,000	-
Capital outlay					
Engineering	30,171	120,000	11,575	100,000	50,000
Engineering - 112th	639,729	250,000	74,241	750,000	75,373
Filing #34	11,135	-	14,865	375,558	861,000
Southlawn detention pond	-	-	-	50,000	-
Second Creek Crossing - O'Brian Canal/Pond	450,133	-	389,103	600,000	5,880,000
Reunion Village 9	681,403	-	149,815	572,603	-
Reunion Village 7-b & 7-E	929,240	2,000,000	1,061,996	2,000,000	-
Filing 26A landscape	-	-	810	136,336	-
Walden Street/104th traffic signal	-	240,306	-	155,000	539,000
Walden Street/Landscaping	-	186,457	-	-	-
100th Ave/F-17/Tower Rd.	-	2,907,279	-	-	-
100th Ave. Landscape	-	60,000	-	-	-
Southlawn Pool	65,458	1,500,000	-	1,580,000	-
Reunion Center	175,718	-	166,347	508,275	88,275
Reunion Ridge Filing 1	-	-	310,455	6,500,000	10,320,000
Tower Rd, Landscape	-	1,536,847	-	-	-
4E/104th Ave Landscape	-	418,505	-	-	100,000
10A/B/104th Ave Landscape(F35)	311,745	1,364,411	49,648	500,000	226,000
112th Ave/Chambers/Parkside	501,485	10,811,179	5,201,134	8,719,055	4,341,927
Monument at 100th Ave/Tower Road	-	-	-	-	125,000
Filing 36 Landscape	-	-	-	-	300,000
Filing 37	-	-	-	3,159,000	1,500,000
Filing 38	-	-	-	50,000	1,130,000
Reunion Ridge Filing 2	-	-	-	250,440	1,650,000
Reunion Village	-	-	-	250,000	500,000
STEAD School	-	-	-	-	600,000
Transfer to NR2	-	33,969	-	-	-
Transfer to NR3	-	-	-	52,499	-
Public infrastructure	-	-	-	17,700,000	-
Contingency	-	1,000,000	-	-	-
Total expenditures	<u>8,347,227</u>	<u>27,608,954</u>	<u>8,197,917</u>	<u>71,455,601</u>	<u>30,223,502</u>
Total expenditures and transfers out requiring appropriation	<u>8,347,227</u>	<u>27,608,954</u>	<u>8,197,917</u>	<u>71,455,601</u>	<u>30,223,502</u>
FUND BALANCE - ENDING	<u>\$ (1,156,024)</u>	<u>\$ 132,121</u>	<u>\$ 2,606,319</u>	<u>\$ 1,980,765</u>	<u>\$ 2,938,581</u>
NRMD 4 MLEPA RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 425</u>	<u>\$ 780</u>

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
2021 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 .25%.

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
2021 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
2021 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. In conjunction with the anticipated 2020 bond issuance for NRMD No. 3, the District anticipates transferring certain revenues generated by NRMD No. 3 development to NRMD No. 3 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 \$10.2 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
2021 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.

No assurance provided. See summary of significant assumptions.