

LETTER OF BUDGET TRANSMITTAL

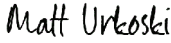
Date: January 27, 2021

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

Attached are the 2021 budget and budget message for the REUNION METROPOLITAN DISTRICT Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 19, 2020. 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

I, Matthew Urkoski, District Manager of the Reunion Metropolitan District hereby certify that the attached is a true and correct copy of the 2021 budget.

DocuSigned by:

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Matthew Urkoski, District Manager

RESOLUTION
ADOPTING BUDGET, IMPOSING MILL LEVY AND APPROPRIATING FUNDS

(2021)

The Board of Directors of Reunion Metropolitan District (the “Board”), Commerce City, Adams County, Colorado (the “District”) held a regular meeting via Zoom Teleconference, on Thursday, November 19, 2020, at the hour of 3:00 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 2021 BUDGET

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

I, Gerald Healey, 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 **10th day of November, 2020** the last on the 10th day of November, 2020

/s/ Gerald Healey

Publisher, Subscribed and sworn before me,
this **10th day of November 2020**


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
2021 BUDGET AND
NOTICE OF PUBLIC HEARING
ON THE AMENDED
2020 BUDGET**

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the **REUNION METROPOLITAN DISTRICT, NORTH RANGE METROPOLITAN DISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 2, NORTH RANGE METROPOLITAN DISTRICT NO. 2 AND NORTH RANGE METROPOLITAN DISTRICT NO. 2, SUBDISTRICT NO. 1** (collectively the "Districts"), will hold a joint meeting of the Districts on Thursday, November 19, 2020 at 3:00 P.M., for the purpose of conducting such business as may come before the Boards. Due to Executive Orders issued by Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconferencing and can be joined through the directions below:
Join Zoom Meeting
<https://zoom.us/j/95642087884>
+1-669-900-9128
Meeting ID: 956 4208 7884
This meeting is open to the public. Pursuant to § 24-6-402(2)(c), C.R.S., the agenda for any meeting may be obtained by visiting www.whitebear-ankele.com or, alternatively, by calling (303) 858-1800.

NOTICE IS HEREBY GIVEN that proposed 2021 budgets have been submitted to the Boards of Directors (the "Boards") of the **REUNION METROPOLITAN DISTRICT, NORTH RANGE METROPOLITAN DISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 2, NORTH RANGE METROPOLITAN DISTRICT NO. 2 AND NORTH RANGE METROPOLITAN DISTRICT NO. 2, SUBDISTRICT NO. 1** (the "Districts"). A copy of each of the proposed budgets is on file in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same are open for public inspection.

NOTICE IS FURTHER GIVEN that amendments to the 2020 budgets have been submitted to the Districts. A copy of each of the proposed amended budgets is on file in the office of CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado, where the same are open for public inspection.

Such proposed budgets and amended budgets will be considered at a public hearing during a joint meeting of the Districts to be held on Thursday, November 19, 2020 at 3:00 P.M. Due to Executive Orders issued by

Governor Polis and Public Health Orders implementing the Executive Orders issued by the Colorado Department of Public Health and Environment, and the threat posed by the COVID-19 coronavirus, this meeting will be held via teleconferencing and can be joined through the directions below:

Join Zoom Meeting
<https://zoom.us/j/95642087884>
+1-669-900-9128
Meeting ID: 956 4208 7884
Any interested elector of the Districts may file or register any objections to the proposed budgets [or amended budgets] at any time prior to final adoption of the budgets [and amended budgets] by the governing body of the District.

BY ORDER OF THE BOARDS
OF DIRECTORS:
REUNION METROPOLITAN DISTRICT, NORTH RANGE METROPOLITAN DISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 1, NORTH RANGE METROPOLITAN DISTRICT NO. 1, SUBDISTRICT NO. 2, NORTH RANGE METROPOLITAN DISTRICT NO. 2 AND NORTH RANGE METROPOLITAN DISTRICT NO. 2, SUBDISTRICT NO. 1

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

Publish in:
The Commerce City Sentinel
Publish on: November 10, 2020
000Z767

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 2021 AND ENDING ON THE LAST DAY OF DECEMBER 2021.

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 19, 2020, 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 2021. 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 2021 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 2021 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 2021 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 2021 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.

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ADOPTED THIS 19th DAY OF NOVEMBER 2020.

REUNION METROPOLITAN DISTRICT

DocuSigned by:
Kelly Reid
639A8BA27EBE4FB...

Officer of District

ATTEST:

DocuSigned by:
Teresa Kershisnik
1E26899D1599464...

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

DocuSigned by:
Kristen Bear
1D49665F0E7344B...

General Counsel to the District

STATE OF COLORADO
COUNTY OF ADAMS
REUNION METROPOLITAN 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 19, 2020, via Zoom Teleconference, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th day of November, 2020.

DocuSigned by:
Teresa Kershisnik
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EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

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,**

1/26/2021

	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 793,750	\$ 252,072	\$ 2,922,647
REVENUES			
Intergovernmental revenues	3,755,507	4,801,447	4,942,015
Interest income	66,820	8,750	11,600
Development fees	2,517,032	2,228,100	3,382,632
Developer advance	3,252,635	28,118,452	18,174,742
Recreation center revenue, net	960,145	736,200	1,372,600
HOA revenue, net	337,024	295,000	12,000
Miscellaneous income	53,943	127,558	15,000
Cost reimb - South Adams County W&S	-	989,929	-
Cost reimb - Commerce City	-	5,442,726	-
Transfer from NRMD2 - Bond Proceeds	-	55,870	-
Transfer from NRMD3 - Bond Proceeds	-	39,420,388	4,451,000
Reimbursement MLEPA NRMD 3	-	1,866,465	-
Total revenues	10,943,106	84,090,885	32,361,589
Total funds available	11,736,856	84,342,957	35,284,236
EXPENDITURES			
General government			
General & administration	308,910	346,211	328,600
Intergovernmental	1,699,253	1,380,606	1,143,145
Operations			
District property management	1,721,095	2,237,352	2,523,561
Recreation center operations	832,437	727,214	1,548,212
HOA operations	249,363	227,497	275,550
Debt Service	1,005	-	-
Capital Projects	6,672,721	76,501,431	26,316,398
Total expenditures	11,484,784	81,420,311	32,135,466
Total expenditures and transfers out requiring appropriation	11,484,784	81,420,311	32,135,466
ENDING FUND BALANCES	\$ 252,072	\$ 2,922,647	\$ 3,148,770

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,**

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
ASSESSED VALUATION			
Adams County			
State assessed	\$ 2,410	\$ 60	\$ 80
Agricultural	20	20	20
Personal property	10,470	1,170	1,550
Certified Assessed Value	\$ 12,900	\$ 1,250	\$ 1,650
 MILL LEVY			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
 PROPERTY TAXES			
General	\$ -	\$ -	\$ -
Levied property taxes	-	-	-
Budgeted property taxes	\$ -	\$ -	\$ -
 BUDGETED PROPERTY TAXES			
General	\$ -	\$ -	\$ -

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

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 349,605	\$ 421,928	\$ 332,666
REVENUES			
MLEPA Payment - NR1MD	1,530,126	1,716,050	1,714,337
MLEPA Payment - NR2MD	425,165	637,946	825,742
MLEPA Payment - NR3MD	594	567	16,550
MLEPA Payment - NR4MD	6	159	141
Alleyway costs reimbursement (NRMD1 sub-district)	3,000	3,000	3,000
Carriage Homes (NRMD1 sub-district)	58,719	60,000	37,440
Carriage Homes (NRMD2 sub-district)	49,606	155,000	120,120
Interest income	10,146	1,750	1,000
Miscellaneous income	49,713	27,000	10,000
Total revenues	2,127,075	2,601,472	2,728,330
 Total funds available	 2,476,680	 3,023,400	 3,060,996
EXPENDITURES (see detail)			
General government			
General & administration	308,910	346,211	328,600
North Range Districts Nos. 1-4	24,747	107,171	47,818
Operations			
District property management	1,721,095	2,237,352	2,523,561
Total expenditures	2,054,752	2,690,734	2,899,979
 Total expenditures and transfers out requiring appropriation	 2,054,752	 2,690,734	 2,899,979
 ENDING FUND BALANCES	 \$ 421,928	 \$ 332,666	 \$ 161,017
 CARRIAGE HOME RESERVE	 \$ -	 \$ 110,000	 \$ 107,560

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

1/26/2021

Account	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
GENERAL & ADMINISTRATION			
TRAINING	\$ 97	\$ 100	\$ 100
MISCELLANEOUS OUTSIDE SERVICES	404	1,000	1,000
MEETING SUPPLIES	-	-	-
PRINT AND COPY	2,536	3,000	3,000
MISCELLANEOUS EXPENSE	284	2,000	2,000
COMPUTER SUPPLIES AND EQUIPMENT	672	1,500	2,000
IT MANAGEMENT SERVICES	6,125	7,000	7,000
ELECTIONS	-	18,478	-
POSTAGE	-	-	-
MEMBERSHIP / PROFESSIONAL ASSOCIATIONS	1,237	1,237	1,500
LEGAL SERVICES	97,753	90,000	92,700
OFFICE SUPPLIES	602	750	750
ACCOUNTING	71,748	78,750	81,100
AUDIT	8,900	9,200	9,500
DISTRICT MANAGEMENT	82,608	99,000	88,200
INSURANCE	24,650	20,696	26,250
EMPLOYEE RELATIONS	7,794	10,000	10,000
PAYING AGENT/TRUSTEE FEES	3,500	3,500	3,500
Total general and administration	\$ 308,910	\$ 346,211	\$ 328,600

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,**

1/26/2021

Account	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
INTERGOVERNMENTAL			
NRMD NO. 1 DIRECT COSTS			
Audit	\$ 4,800	\$ 4,900	\$ 5,000
FICA Expense	68	199	230
Director Fees	900	2,600	3,000
Dues and Membership	1,237	1,237	1,300
Insurance	4,296	4,789	5,000
Legal Services	-	1,000	2,500
Miscellaneous	-	-	1,000
Election Expense	-	44,060	-
Total NRMD No. 1	11,301	58,785	18,030
NRMD NO. 2 DIRECT COSTS			
Audit	2,700	2,800	2,900
FICA Expense	-	84	138
Director Fees	-	1,100	1,800
Dues and Membership	608	746	750
Insurance	3,861	4,934	5,000
Legal Services	-	-	2,500
Miscellaneous	-	-	1,000
Election Expense	-	23,384	-
Total NRMD No. 2	7,169	33,048	14,088
NRMD NO. 3 DIRECT COSTS			
Audit	-	-	4,000
Elections	-	425	-
Dues and Membership	226	228	1,000
Legal Services	-	-	3,000
Insurance	2,913	3,215	3,500
Total NRMD No. 3	3,139	3,868	11,500
NRMD NO. 4 DIRECT COSTS			
Elections	-	8,029	-
Dues and Membership	225	226	300
Legal Services	-	-	500
Insurance	2,913	3,215	3,400
Total NRMD No. 4	3,138	11,470	4,200
Total North Range Districts Nos. 1-4	\$ 24,747	\$ 107,171	\$ 47,818

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,**

1/26/2021

Account	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
DISTRICT PROPERTY MAINTENANCE			
OPERATIONS MANAGEMENT			
Wages	\$ 243,744	\$ 318,000	\$ 332,385
Payroll expense	39,889	55,000	66,477
FICA Expense	18,769	24,327	25,427
Unemployment expenses	1,160	1,400	1,662
Employer match deferred comp	4,964	5,000	8,310
Training	2,474	2,000	4,500
Uniforms	2,822	1,800	3,000
Operating supplies	3,835	3,500	8,500
Communication	1,912	3,000	3,500
Miscellaneous outside services	17,785	16,000	25,000
Auto reimbursement	-	-	1,000
Lighting	3,984	20,000	25,000
Total operations management	<u>341,338</u>	<u>450,027</u>	<u>504,761</u>
IRRIGATION			
Operating Supplies	28,438	40,000	50,000
Gas and fuel	10,131	9,000	10,000
Communication	-	2,500	10,000
Repair services	11,594	20,000	25,000
Electricity	23,146	34,000	39,900
Water and sewer	561,253	680,000	775,000
Total irrigation operations	<u>634,562</u>	<u>785,500</u>	<u>909,900</u>
LANDSCAPE MAINTENANCE			
Operating supplies	3,318	8,000	8,400
Miscellaneous outside services	44,655	55,000	60,000
Contract maintenance	251,419	372,000	425,000
Fertilizer	65,646	80,000	90,000
Equipment rental	17,963	9,500	15,000
Professional services	-	-	-
Tree Care / maintenance	109,117	100,000	130,000
Sub-district maintenance - Carriage Homes	51,191	105,000	160,000
Mulch maintenance program	-	84,000	80,000
Landscape enhancements	-	27,125	-
Total landscape maintenance	<u>543,309</u>	<u>840,625</u>	<u>968,400</u>
MISCELLANEOUS			
Snow removal	-	3,500	4,200
Snow removal - alley	579	3,000	3,000
Rodent control	1,716	7,500	8,500
Drainage maintenance project	-	74,000	-
Miscellaneous	-	-	-
Waste water maintenance	540	700	800
Lake and pond maintenance	4,836	6,000	25,000
Snow removal - equipment rental	167	4,000	6,000
Fence repair	2,906	4,500	8,000
Equipment purchase/Special projects	191,142	-	-
Equipment purchase/lease	-	56,000	75,000
Total miscellaneous	<u>201,886</u>	<u>159,200</u>	<u>130,500</u>
PLAYGROUND/PARK PAVILION			
Playground supplies	-	2,000	10,000
Total Playground Operations	<u>-</u>	<u>2,000</u>	<u>10,000</u>
Total District Property Management	\$ 1,721,095	\$ 2,237,352	\$ 2,523,561

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,**

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 401,254	\$ 542,215	\$ 555,702
REVENUES			
Recreation fees	806,983	889,200	1,182,600
(Allowance for fees not collected)	-	(5,000)	(5,000)
(Credit for 2020 fees)	-	(200,000)	-
Event/Sponsorship fees	1,876	-	-
Recreation fees, other	17,179	2,000	25,000
Program fees	134,107	50,000	170,000
Interest income	9,023	2,000	2,900
Miscellaneous income	4,230	2,500	5,000
Total revenues	<u>973,398</u>	<u>740,700</u>	<u>1,380,500</u>
Total funds available	<u>1,374,652</u>	<u>1,282,915</u>	<u>1,936,202</u>
EXPENDITURES (see detail)			
Recreation Center operations	573,830	542,099	919,351
Pool operations	111,012	47,800	345,720
Recreation programs	123,418	122,614	166,041
Playground/Park pavilion	10,306	-	-
Concession building	13,871	14,700	17,100
Recreation Amenities	-	-	100,000
Total expenditures	<u>832,437</u>	<u>727,214</u>	<u>1,548,212</u>
Total expenditures and transfers out requiring appropriation	<u>832,437</u>	<u>727,214</u>	<u>1,548,212</u>
ENDING FUND BALANCES	<u>542,215</u>	<u>555,702</u>	<u>387,990</u>
LESS: REPLACEMENT RESERVE - FFE	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>
LESS: REPLACEMENT RESERVE - MECHANICAL	<u>(25,000)</u>	<u>(25,000)</u>	<u>(25,000)</u>
LESS: RECEIVABLES - NONSPENDABLE	<u>(25,133)</u>	<u>(40,000)</u>	<u>(25,000)</u>
NET FUND BALANCE	<u>\$ 467,082</u>	<u>\$ 465,702</u>	<u>\$ 312,990</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,**

1/26/2021

Account	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
RECREATION CENTER OPERATIONS			
5000 Wages	\$ 197,569	\$ 231,500	\$ 238,500
5010 Payroll expense	34,328	40,000	47,700
5020 FICA expense	15,230	17,710	18,245
5030 Unemployment expenses	938	1,158	1,193
5040 Employer match deferred comp	3,689	4,500	5,963
5060 Training	626	-	-
5070 Uniforms	-	2,000	3,000
5080 Operating supplies	9,477	10,000	16,000
5100 Communication	600	500	2,000
5110 Repair services	4,592	4,000	8,000
5120 Miscellaneous outside services	13,443	10,000	13,000
5130 Auto Reimbursement	824	350	1,000
5140 Contract maintenance	8,128	9,000	11,000
5150 Electricity	27,926	25,000	35,000
5160 Water and Sewer	8,176	6,500	12,000
5170 Phone charges	-	900	3,000
5210 Equipment rental	337	500	1,000
5230 Janitorial services	5,562	4,000	6,000
5240 Natural gas	13,361	8,000	15,000
5260 Meeting supplies	-	-	-
5270 Print and copy	114	2,300	2,500
5290 Conferences	-	-	2,100
5300 Miscellaneous expense	-	150	200
5310 Computer supplies and equipment	414	1,500	2,000
5345 Postage	-	50	200
5350 Membership	193	-	200
5370 Office supplies	34	200	200
5400 Accounting	26,253	28,350	29,200
5450 District Management	30,414	21,000	22,050
5440 Community Events	20,652	15,000	45,000
5470 Insurance	25,512	22,044	28,000
5480 Employee relations	92,616	-	-
5515 Bad debt expense	-	488	-
5670 Replacement program	-	25,000	262,000
5710 Major repair	6,165	-	-
5715 Fitness Equipment	-	21,000	52,000
5740 Cable and satellite	2,097	1,600	2,500
5750 Internet Charges	8,442	9,000	12,000
5760 Pest control	2,640	2,200	2,600
5770 Waste removal	8,855	8,100	10,000
5780 Website management	4,623	8,500	9,000
Total Recreation Center Operations	\$ 573,830	\$ 542,099	\$ 919,351
PLAYGROUND/PARK PAVILION			
5180 Playground supplies	\$ 10,306	\$ -	\$ -
Total Playground Operations	\$ 10,306	\$ -	\$ -
REUNION PARK CONCESSION BLDG			
5080 Operating supplies	\$ -	\$ 500	\$ 500
5110 Repair services	625	1,000	1,500
5120 Miscellaneous outside services	3,523	500	1,000
5150 Electricity	1,557	1,600	2,800
5160 Water and Sewer	5,025	5,500	5,500
5240 Natural gas	2,481	5,000	5,000
5760 Pest control	660	600	800
Total Reunion Park Concession Building	\$ 13,871	\$ 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,**

1/26/2021

Account		ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
POOL OPERATIONS - REUNION PARK				
5000	Wages	\$ 9,053	\$ -	\$ 13,000
5020	FICA expense	698	-	995
5030	Unemployment expenses	40	-	65
5070	Uniforms	-	-	200
5080	Operating supplies	1,300	-	5,000
5110	Repair services	4,688	4,000	10,000
5140	Contract maintenance	66,975	8,200	85,200
5150	Electricity	8,944	4,500	12,600
5160	Water and sewer	2,757	3,000	10,500
5430	Lighting	-	-	1,000
5355	Waste water maintenance	-	-	4,800
5590	Chemicals	8,277	7,000	7,000
5670	Replacement Program	-	15,000	27,000
5710	Major Repair	8,280	-	-
Total pool operations		\$ 111,012	\$ 41,700	\$ 177,360
POOL OPERATIONS - SOUTHLAWN				
5000	Wages	\$ -	\$ -	\$ 13,000
5020	FICA expense	-	-	995
5030	Unemployment expenses	-	-	65
5070	Uniforms	-	-	200
5080	Operating supplies	-	-	5,000
5110	Repair services	-	500	10,000
5140	Contract maintenance	-	-	85,200
5150	Electricity	-	1,600	12,600
5160	Water and sewer	-	4,000	10,500
5430	Lighting	-	-	1,000
5355	Waste water maintenance	-	-	4,800
5590	Chemicals	-	-	7,000
5730	Equipment purchase	-	-	3,000
	Lifeguard office	-	-	15,000
Total pool operations		\$ -	\$ 6,100	\$ 168,360
RECREATION PROGRAMS				
5000	Wages	\$ 46,446	\$ 56,500	\$ 75,500
5010	Payroll expense	11,330	15,706	13,000
5020	FICA expense	3,591	4,322	5,776
5030	Unemployment expenses	220	216	378
5040	Employer match deferred comp	928	1,520	1,888
5080	Operating supplies	28	-	-
5100	Communication	600	600	-
5140	Contract maintenance	-	-	-
5300	Miscellaneous expense	-	-	-
5350	Membership	-	-	-
5560	Adult program - contract	534	500	1,500
5730	Equipment purchase	-	10,000	-
6110	Youth program - contract	39,173	20,000	42,500
6120	Youth program - operating supplies	-	-	-
6130	Youth sports - basketball	4,933	5,250	6,000
6140	Youth sports - CARA swim	-	-	-
6150	Youth sports - CARA volleyball	2,533	-	5,000
6200	Youth sports - soccer	6,640	4,500	8,000
6210	Youth sports - t-ball	6,462	3,500	6,500
Total recreation programs		\$ 123,418	\$ 122,614	\$ 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,**

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
FUND BALANCE - BEGINNING	\$ 350,606	\$ 443,952	\$ 513,955
REVENUES			
Assessment	234,823	255,000	-
AR processing fee	38,272	10,000	15,000
HOA other fees	-	-	2,000
Violations, penalties, other	46,287	30,000	5,000
(Allowance for fees not collected)	-	(15,000)	(15,000)
Legal fees reimbursement	17,642	15,000	5,000
Interest income	5,685	2,500	1,500
Total revenues	342,709	297,500	13,500
Total funds available	693,315	741,452	527,455
EXPENDITURES (see detail)			
HOA operations	249,363	227,497	275,550
Total expenditures	249,363	227,497	275,550
Total expenditures and transfers out requiring appropriation	249,363	227,497	275,550
FUND BALANCE - ENDING	443,952	513,955	251,905
LESS: RECEIVABLES - NONSPENDABLE	(31,771)	(50,000)	(50,000)
SPENDABLE FUND BALANCE	\$ 412,181	\$ 463,955	\$ 201,905

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,**

1/26/2021

Account	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
HOA OPERATIONS			
5300 Miscellaneous	\$ 17,022	\$ 15,000	\$ 10,000
5360 Legal services	38,772	30,000	30,000
5400 Accounting	19,447	20,900	20,900
5430 Lighting	-	-	3,000
5440 Community events	2,764	-	20,000
5450 District management	10,326	10,000	10,500
5470 Insurance	12,773	10,747	13,650
5500 HOA management contract	113,254	120,000	125,000
5510 HOA AR processing fee	34,405	20,000	40,000
5515 Bad debt expense	-	250	-
5780 Website management	600	600	2,500
Total HOA operations	\$ 249,363	\$ 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,**

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
BEGINNING FUND BALANCES	\$ 987	\$ 1	\$ 1
REVENUES			
Interest income	19	-	-
Total revenues	19	-	-
Total funds available	1,006	1	1
EXPENDITURES			
Bond interest	1,005	-	-
Miscellaneous debt service expense	-	-	-
Total expenditures	1,005	-	-
Total expenditures and transfers out requiring appropriation	1,005	-	-
ENDING FUND BALANCES	\$ 1	\$ 1	\$ 1

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

	1/26/2021		
	ACTUAL 2019	ESTIMATED 2020	BUDGET 2021
FUND BALANCE - BEGINNING	\$ (308,702)	\$ (1,156,024)	\$ 1,520,323
REVENUES			
System Development fees NR2	1,334,375	912,500	765,000
System Development fees NR3	-	175,000	1,207,500
Intergovernmental - Commerce City:			
Impact fees NR2	356,662	193,360	184,176
Impact fees NR3	-	47,240	325,956
Sales/Use tax/Permit fees	825,995	900,000	900,000
MLEPA payment from NR1MD	1,686,748	2,228,344	2,224,330
MLEPA payment from NR3MD	1,527	-	-
MLEPA payment from NR4MD	16	381	355
Developer advance	3,252,635	28,118,452	18,174,742
Cost reimb - South Adams County W&S	-	989,929	-
Cost reimb - Commerce City	-	5,442,726	-
Transfer from NRMD2 - Bond Proceeds	-	55,870	-
Transfer from NRMD3 - Bond Proceeds	-	39,420,388	4,451,000
Reimbursement MLEPA NRMD 3	-	1,866,465	-
Other income	-	98,058	-
Interest income	41,947	2,500	6,200
Total revenues	<u>7,499,905</u>	<u>80,451,213</u>	<u>28,239,259</u>
Total funds available	7,191,203	79,295,189	29,759,582
EXPENDITURES			
Intergovernmental - SDFs to NR2	1,064,000	822,500	651,000
Intergovernmental - Impact fees NR2	355,481	193,360	184,176
Intergovernmental - Sales tax NR2	255,025	257,575	260,151
Intergovernmental - SDFs to NR3	-	114,000	786,600
Transfer to NR2	-	-	-
Transfer to NR3	-	52,499	-
Legal	25,282	45,000	30,000
Accounting	12,269	15,000	25,000
Developer debt repayment	2,838,953	26,050,000	-
Capital outlay			
Priority Projects			
Filing #34	11,135	500,000	861,000
10A/B/104th Ave Landscape(F35)	311,745	500,000	226,000
Walden Street/104th traffic signal	-	155,000	539,000
100th Ave/F-17/Tower Rd.	-	-	-
100th Ave. Landscape	-	-	-
4E/104th Ave Landscape	-	-	100,000
Walden Street Landscape	-	-	-
Filing 26A Landscape	-	136,336	-
Filing 36 Landscape	-	25,000	300,000
Southlawn Pool	65,458	1,991,000	-
Monument at 100th Ave/Tower Road	-	-	125,000
Tower Road Landscape	-	-	-
Engineering	30,171	100,000	50,000
Engineering - 112th	639,729	750,000	75,373
Second Creek Crossing - O'Brian Canal/Pond	450,133	600,000	5,705,000
Second Creek Regional Detention Pond	-	-	100,000
Reunion Village 9	681,403	572,603	-
Reunion Village 7-b & 7-E	929,240	2,000,000	-
Reunion Center	175,718	-	-
Reunion Ridge Filing 1 infrastructure	-	6,500,000	6,500,000
Reunion Ridge Filing 1 landscape	-	-	3,820,000
112th Ave/Chambers/Parkside	501,485	10,811,179	-
112th Ave/Parkside/Tower	-	-	750,000
11th Ave/Potomac/Chambers	-	-	75,373
Chambers Road (105th to 112th)	-	200,000	3,378,376
Mobile Street (Village 7)	-	500,000	-
Reunion Village 7A	-	15,000	-
Filing 37 Landscape	-	3,159,000	1,500,000
Filing 38 Infrastructure	-	50,000	1,130,000
Public infrastructure	-	21,659,814	-
Contingency	-	-	239,676
Total expenditures	<u>8,347,227</u>	<u>77,774,866</u>	<u>27,411,725</u>
Total expenditures and transfers out requiring appropriation	<u>8,347,227</u>	<u>77,774,866</u>	<u>27,411,725</u>
FUND BALANCE - ENDING	<u>\$ (1,156,024)</u>	<u>\$ 1,520,323</u>	<u>\$ 2,347,857</u>
NRMD 4 MLEPA RESERVE	<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 for 2021 is \$36.50 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 for 2021 is \$0 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 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.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Reunion Metropolitan District,
 (taxing entity)^A

the Board of Directors
 (governing body)^B

of the Reunion Metropolitan District
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 1,650 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: \$ 1,650 (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: 12/09/2020 for budget/fiscal year 2021.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>0.000</u> mills	\$ <u>0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	0.000 mills	\$ 0
3. 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	\$ 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.

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.

Certificate Of Completion

Envelope Id: 9487C0B88DC9468499C9E35588FD0259	Status: Completed
Subject: Please DocuSign: 6.D.2 RMD 2021 Budget Resolution 2020-11-19.pdf	
Client Name: Reunion MD	
Client Number: 011-042159-OS01-2020	
Source Envelope:	
Document Pages: 6	Signatures: 4
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelope Stamping: Enabled	Kathy Suazo
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 South 6th Street
	Suite 300
	Minneapolis, MN 55402
	Kathy.Suazo@claconnect.com
	IP Address: 67.137.57.251

Record Tracking

Status: Original 12/2/2020 2:07:29 PM	Holder: Kathy Suazo Kathy.Suazo@claconnect.com	Location: DocuSign
--	---	--------------------

Signer Events

Kelly Leid
kleid@oakwoodhomesco.com
Board Member
Security Level: Email, Account Authentication
(None)

Signature



DocuSigned by:
Kelly Leid
639A8BA27EBE4FB...

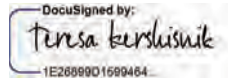
Signature Adoption: Pre-selected Style
Using IP Address: 72.217.11.55

Timestamp

Sent: 12/2/2020 2:09:21 PM
Viewed: 12/3/2020 8:06:07 AM
Signed: 12/3/2020 8:06:19 AM

Electronic Record and Signature Disclosure:
Accepted: 12/3/2020 8:06:07 AM
ID: 15147dbb-6b63-4262-a498-9a1be89c66d5

Teresa Kershisnik
terri.kershisnik@sheahomes.com
Security Level: Email, Account Authentication
(None)



DocuSigned by:
Teresa Kershisnik
1E26999D1599464...

Signature Adoption: Pre-selected Style
Using IP Address: 73.243.43.209

Sent: 12/3/2020 8:06:21 AM
Viewed: 12/3/2020 9:23:25 AM
Signed: 12/3/2020 9:23:39 AM

Electronic Record and Signature Disclosure:
Accepted: 12/3/2020 9:22:40 AM
ID: 4dc89cef-1289-4a56-9ab0-6786cc6ba461

Kristen Bear
kbear@wbapc.com
Security Level: Email, Account Authentication
(None)



DocuSigned by:
Kristen Bear
1D49665F0E7344B...

Signature Adoption: Pre-selected Style
Using IP Address: 73.243.158.245

Sent: 12/3/2020 9:23:40 AM
Viewed: 12/3/2020 10:47:27 AM
Signed: 12/3/2020 10:47:34 AM

Electronic Record and Signature Disclosure:
Accepted: 12/3/2020 10:47:27 AM
ID: 3cdda232-4411-4707-b3a1-d688076d06d1

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/2/2020 2:09:21 PM
Certified Delivered	Security Checked	12/3/2020 10:47:27 AM
Signing Complete	Security Checked	12/3/2020 10:47:34 AM
Completed	Security Checked	12/3/2020 10:47:34 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, CliftonLarsonAllen LLP (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

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