

**REUNION CENTER METROPOLITAN DISTRICT NO. 1**  
**REUNION CENTER METROPOLITAN DISTRICT NO. 2**  
**COMMERCE CITY, COLORADO**  
**2022 ANNUAL REPORT**

City Clerk  
*via Email dgibson@c3gov.com*  
Community Development Department  
*via Email cdplanner@c3gov.com*  
Commerce City, Colorado

County Clerk and Recorder  
Adams County, Colorado  
*via Email VMaestas@adcogov.org*

Office of the State Auditor  
1525 Sherman Street, 7th Floor  
Denver, Colorado 80203  
*via E-Filing Portal*

Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203  
*via E-Filing Portal*

Pursuant to Section 32-1-207(3)(c)(I), C.R.S., and Section VII.A. of the Consolidated Service Plan for the Reunion Center Metropolitan District Nos. 1 to 5, an annual report for the preceding calendar year (the “**Report**”) is required to be filed no later than July 1<sup>st</sup> of each year with the City Clerk and Community Development Department for Commerce City, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, the County Clerk and Recorder for Adams County, Colorado. Pursuant to Section 32-1-104(3), C.R.S., the Board of Directors of the Reunion Center Metropolitan District Nos. 3 to 5 each adopted a Resolution declaring such Districts inactive and have remained on inactive status through the entire reporting period and not required to file an annual report. The following Report is submitted on behalf of the Reunion Center Metropolitan District Nos. 1 and 2 (the “**Districts**”).

For the year ending December 31, 2022, the Districts makes the following report:

1. **Boundary changes made or proposed to the Districts’ boundaries:**  
There were no changes made to the Districts’ boundaries during fiscal year 2022.
2. **Intergovernmental agreements entered into, terminated or proposed:**  
There were no intergovernmental agreements entered into, terminated or proposed during fiscal year 2022.
3. **Access information to obtain a copy of the Rules and Regulations:** The Districts have not adopted rules and regulations as of December 31, 2022.

4. **A summary of any litigation involving public improvements by the Districts:** The Districts are not aware of any litigation involving public improvements.
5. **Status of the Districts' construction of public improvements:** The status of the construction of public improvements within District No. 1 during fiscal year 2022 is shown on the attached **Exhibit A**. District No. 2 did not construct any public improvements during fiscal year 2022.
6. **List of facilities or improvements constructed by the Districts that were conveyed to the City:** There were no facilities or improvements constructed by the Districts that were conveyed to the City during fiscal year 2022.
7. **Final Assessed Value of Taxable Property within the Districts' boundaries as of December 31, 2022:**

The 2022 total assessed value of taxable property within the boundaries of each of the Districts is \$380 for District No. 1; and \$304,280 for District No. 2.

8. **Current annual budget of the Districts, including a description of public improvements to be constructed in such year:**

Attached as **Exhibit B-1** is a copy of District No. 1's Budget for the current fiscal year of 2023 and attached as **Exhibit B-2** is a copy of District No. 2's Budget for the current fiscal year of 2023.
9. **Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:**


Attached as **Exhibit C-1** is a copy of District No 1's audited financial statements for fiscal year 2022 and attached as **Exhibit C-2** is a copy of District No 2's Application for Audit Exemption for fiscal year 2022.

10. **Notice of any uncured defaults existing for more than 90 days under any debt instrument of the Districts:** No notices of any uncured default were issued during fiscal year 2022.

11. **The Districts' inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:**  
To the best of our actual knowledge, the Districts have been able to pay its obligations as they come due during fiscal year 2022.

Respectfully submitted this 20<sup>th</sup> day of June, 2023.

COCKREL ELA GLESNE GREHER &  
RUHLAND, P.C.

By:   
\_\_\_\_\_  
Matthew P. Ruhland  
Attorney for Reunion Center  
Metropolitan District Nos. 1 and 2

**EXHIBIT A**

Status of District No. 1's Construction of Public Improvements

## REUNION CENTER #1

### **STEAD SCHOOL PHASE (WSR)**

**Construction Summary:**

- 100% overall completion. In warranty period 11/15/2021- 11/15/2022 (Commerce City), 11/15/2021- 11/15/2023 (SACWSD).
- WSR has completed all City punchlist items. Commerce City final acceptance expected May 2023.

**Budget Summary:**

Original Contract	Approved COs	Pending COs	Totals	Balance Paid	Contingency
\$608,774.00	\$112,898.90	\$1,120.96	\$722,793.86	\$721,672.90	\$62,138.00

### **REUNION CENTER - DUETS PHASE (Alpine)**

**Construction Summary:**

- 78% overall completion.
- In August 2022, the Board determined that they would like to suspend all procurement of materials and construction activity associated with the District Infrastructure to support the Reunion Duet Parcel 1-F and Commercial Parcel located at the Northwest corner of 104<sup>th</sup> Avenue/Tower Road. Due to the suspension of a portion of the work it was decided that no action should be taken on the Change Order. A revised Change Order will be prepared based on suspending a portion of the work and presented to the Board at a future board meeting.

**Budget Summary:**

Original Contract	Approved COs	Pending COs	Totals	Balance Paid	Contingency
\$3,897,260.40	\$(1,962,153.17)	\$8,226.00	\$1,943,333.23	\$1,525,260.20	\$194,863.00

**EXHIBIT B-1**

2023 Budget for District No. 1

**REUNION CENTER METROPOLITAN DISTRICT NO. 1**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (33,311)	\$ (145,640)	\$ -
REVENUES			
Developer Advance	843,812	4,388,542	1,877,950
Total revenues	<u>843,812</u>	<u>4,388,543</u>	<u>1,877,950</u>
Total funds available	<u>810,501</u>	<u>4,242,903</u>	<u>1,877,950</u>
EXPENDITURES			
General Fund	22,286	42,156	50,000
Capital Projects Fund	933,855	4,200,747	1,827,950
Total expenditures	<u>956,141</u>	<u>4,242,903</u>	<u>1,877,950</u>
Total expenditures and transfers out requiring appropriation	<u>956,141</u>	<u>4,242,903</u>	<u>1,877,950</u>
ENDING FUND BALANCES	<u>\$ (145,640)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.



**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
State assessed	23,130	-	10
Agricultural	10	10	10
Personal property	146,690	-	360
Certified Assessed Value	<b>\$ 169,830</b>	<b>\$ 10</b>	<b>\$ 380</b>
<b>MILL LEVY</b>			
General	0.000	0.000	0.000
Total mill levy	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>
<b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Levied property taxes	-	-	-
Budgeted property taxes	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (7,962)	\$ (3,424)	\$ -
REVENUES			
Developer advance	26,824	45,579	50,000
Other Income	-	1	-
Total revenues	<u>26,824</u>	<u>45,580</u>	<u>50,000</u>
Total funds available	<u>18,862</u>	<u>42,156</u>	<u>50,000</u>
EXPENDITURES			
General and administrative			
Accounting	5,781	9,000	15,000
District management	4,132	10,500	10,000
Legal	11,784	12,000	15,000
Insurance	-	5,000	5,000
Dues and memberships	525	525	2,500
Election	-	5,100	2,000
Miscellaneous	64	31	500
Total expenditures	<u>22,286</u>	<u>42,156</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>22,286</u>	<u>42,156</u>	<u>50,000</u>
ENDING FUND BALANCE	<u>\$ (3,424)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (25,349)	\$ (142,216)	\$ -
REVENUES			
Developer advance	816,988	4,342,963	1,827,950
Total revenues	<u>816,988</u>	<u>4,342,963</u>	<u>1,827,950</u>
Total funds available	<u>791,639</u>	<u>4,200,747</u>	<u>1,827,950</u>
EXPENDITURES			
Capital outlay	933,855	-	100,000
Reunion Duets	-	4,005,036	32,950
STEAD school	-	195,710	950,000
112th Ave	-	-	150,000
High Plains Pkwy	-	-	120,000
105th/Tower	-	-	475,000
Miscellaneous	-	1	-
Total expenditures	<u>933,855</u>	<u>4,200,747</u>	<u>1,827,950</u>
Total expenditures and transfers out requiring appropriation	<u>933,855</u>	<u>4,200,747</u>	<u>1,827,950</u>
ENDING FUND BALANCE	<u>\$ (142,216)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Reunion Center Metropolitan District No. 1 (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 for Adams County on November 14, 2019, and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The organization was approved by eligible electors of the District at an election held on November 5, 2019. The District was organized in conjunction with Reunion Center Metropolitan District Nos. 2, 3, 4 and 5.

At a special election of the eligible electors of the District on November 5, 2019, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

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**

**Developer Advance**

The District is in the development stage. As such, the Developer is expected to fund all of the District’s operating expenditures in 2023. Developer advances are recorded as revenue for budget purposes with an obligation for future repayment when the District is financially able to reimburse the Developer.

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated costs of services necessary to maintain the District’s administrative viability such as legal, accounting, district management, insurance and membership dues.

**Capital Outlay**

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

**REUNION CENTER METROPOLITAN DISTRICT NO. 1  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On November 5, 2019, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$4,080,900,000. At December 31, 2021, the District had authorized, but unissued indebtedness in the following amounts allocated for the following purposes:

	Balance at December 31, 2021	Additions	Retirements	Balance at December 31, 2022	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 22,286	\$ 45,579	\$ -	\$ 67,865	\$ -
Developer Advance - Capital	933,855	4,342,963	-	5,276,818	-
Accrued Interest on:					
Accrued Interest - Operating	412	4,253	-	4,665	-
Accrued Interest - Capital	20,742	126,217	-	146,959	-
Total Long-Term Obligations	<u>\$ 977,295</u>	<u>\$ 4,519,012</u>	<u>\$ -</u>	<u>\$ 5,496,307</u>	<u>\$ -</u>

	Balance at December 31, 2022	Additions	Retirements	Balance at December 31, 2023	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 67,865	\$ 50,000	\$ -	\$ 117,865	\$ -
Developer Advance - Capital	5,276,818	1,827,950	-	7,104,768	-
Accrued Interest on:					
Accrued Interest - Operating	4,665	7,928	-	12,593	-
Accrued Interest - Capital	146,959	301,275	-	448,234	-
Total Long-Term Obligations	<u>\$ 5,496,307</u>	<u>\$ 2,187,153</u>	<u>\$ -</u>	<u>\$ 7,683,460</u>	<u>\$ -</u>

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish an Emergency Reserve. This reserve must be at least 3% of fiscal year spending. Since all funds received by the District are Developer advances, an Emergency Reserve is not reflected in the District's budget.

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

**EXHIBIT B-2**

2023 Budget for District No. 2

**REUNION CENTER METROPOLITAN DISTRICT NO. 2**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**REUNION CENTER METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**2023 BUDGET**  
**WITH 2021 ACTUAL AND 2022 ESTIMATED**  
**For the Years Ending December 31,**

12/5/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.



**REUNION CENTER METROPOLITAN DISTRICT NO. 2  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ending December 31,**

12/5/22

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 10	\$ 10	\$ 10
State assessed	-	40	-
Personal property	-	275,460	304,270
Certified Assessed Value	10	275,510	304,280
<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	-	-	-
	-	-	-

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPOLITAN DISTRICT NO. 2  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Reunion Center Metropolitan District No. 2 (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 for Adams County on November 14, 2019, and is governed pursuant to provisions of the Colorado Special District Act, Title 32, Article I, Colorado Revised Statutes. The organization was approved by eligible electors of the District at an election held on November 5, 2019. The District was organized in conjunction with Reunion Center Metropolitan District Nos. 1, 3, 4 and 5.

At a special election of the eligible electors of the District on November 5, 2019, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

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**

No revenues are anticipated for 2023.

**Expenditures**

No expenditures are anticipated for 2023.

**Debt and Leases**

The District has no outstanding debt nor any capital or operating leases.

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish an Emergency Reserve. This reserve must be at least 3% of fiscal year spending. Since no revenues are anticipated, an Emergency Reserve is not reflected in the District's budget.

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

**EXHIBIT C-1**

Audit for fiscal year 2022 for District No. 1

The 2022 Audit has not yet been completed. This Annual Report will be amended and filed with the Audit once complete.

**EXHIBIT C-2**

Application for Audit Exemption for fiscal year 2022 for District No. 2

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

**NAME OF GOVERNMENT  
ADDRESS**

**Reunion Center Metropolitan District No. 2**

**8390 E Crescent Parkway**

**Suite 300**

**Greenwood Village, CO 80111**

**CONTACT PERSON**

**Shelby Clymer**

**PHONE**

**303-779-5710**

**EMAIL**

[Shelby.Clymer@claconnect.com](mailto:Shelby.Clymer@claconnect.com)

**For the Year Ended  
12/31/22  
or fiscal year ended:**

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

<b>NAME:</b>	Shelby Clymer
<b>TITLE</b>	Accountant for the District
<b>FIRM NAME (if applicable)</b>	CliftonLarsonAllen LLP
<b>ADDRESS</b>	8390 E Crescent Parkway, Suite 300, Greenwood Village, CO 80111
<b>PHONE</b>	303-779-5710
<b>DATE PREPARED</b>	1/31/2023

### PREPARER (SIGNATURE REQUIRED)

See Accountant's Compilation Report

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ -	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):	\$ -	
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES/EXPENSES</b>	\$ -	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A. The District has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; padding: 2px; margin-top: 5px;">N/A. The District has no debt.</div>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		
	General obligation bonds	\$ -	\$ -
	Revenue bonds	\$ -	\$ -
	Notes/Loans	\$ -	\$ -
	Lease Liabilities	\$ -	\$ -
	Developer Advances	\$ -	\$ -
	Other (specify):	\$ -	\$ -
	<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized:		
	\$ 4,080,900,000.00 11/5/2019		
4-6	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	How much?		
	\$ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is the amount outstanding?		
	\$ -		
4-8	Does the entity have any lease agreements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease?		
	Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	\$ -		

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2	Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>			\$ -
Investments (if investment is a mutual fund, please list underlying investments):			
		\$ -	
		\$ -	
5-3		\$ -	
		\$ -	
<b>Total Investments</b>			\$ -
<b>Total Cash and Investments</b>			\$ -

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 6-1 Does the entity have capital assets?  Yes       No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:  Yes       No

N/A. The District has no capital assets.

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?  \$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A

- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A

If yes: Please indicate the amount budgeted for each fund for the year reported:

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ -



## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

	Please answer the following question by marking in the appropriate box	Yes	No
<b>9-1</b>	<b>Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?</b> <small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

	Please answer the following questions by marking in the appropriate boxes.	Yes	No						
<b>10-1</b>	<b>Is this application for a newly formed governmental entity?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes:	<b>Date of formation:</b> <input style="width: 450px; height: 15px;" type="text"/>								
<b>10-2</b>	<b>Has the entity changed its name in the past or current year?</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes:	<b>Please list the NEW name &amp; PRIOR name:</b> <input style="width: 600px; height: 15px;" type="text"/>								
<b>10-3</b>	<b>Is the entity a metropolitan district?</b> Please indicate what services the entity provides: <input style="width: 600px; height: 15px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
<b>10-4</b>	<b>Does the entity have an agreement with another government to provide services?</b> List the name of the other governmental entity and the services provided: <input style="width: 600px; height: 15px;" type="text"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
If yes:	<b>See comment below</b>								
<b>10-5</b>	<b>Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during</b> Date Filed: <input style="width: 450px; height: 15px;" type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>						
If yes:	<b>Does the entity have a certified Mill Levy?</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
If yes:	<b>Please provide the following <u>mills</u> levied for the year reported (do not report \$ amounts):</b> <table style="margin-left: auto; margin-right: 0; border-collapse: collapse;"> <tr> <td style="border: none;">Bond Redemption mills</td> <td style="border: 1px solid black; width: 100px; text-align: center;">-</td> </tr> <tr> <td style="border: none;">General/Other mills</td> <td style="border: 1px solid black; width: 100px; text-align: center;">-</td> </tr> <tr> <td style="border: none;"><b>Total mills</b></td> <td style="border: 1px solid black; width: 100px; text-align: center;">-</td> </tr> </table>	Bond Redemption mills	-	General/Other mills	-	<b>Total mills</b>	-		
Bond Redemption mills	-								
General/Other mills	-								
<b>Total mills</b>	-								

**Please use this space to provide any explanations or comments:**

10-3: Provide financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, television relay and translation and security.

10-4: Reunion Center Metro District No. 1. The construction and operating costs of Reunion Center Metro District No. 1 (the "Coordinating District") will be financed by Reunion Center Metro District No. 2 (the "Financing District").

## PART 11 - GOVERNING BODY APPROVAL

	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

# Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

## Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

**The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:**

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
  - a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
  - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Print the names of ALL members of current governing body below. Print Board Member's Name		A MAJORITY of the members of the governing body must complete and sign in the column below.
Board Member 1	James Hayes	I, James Hayes, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>James Hayes</u> Date: <u>3/28/2023</u> My term Expires: May 2025 <small>DocuSigned by: CA541747E82746F...</small>
Board Member 2	Audrey Lam	I, Audrey Lam, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Audrey Lam</u> Date: <u>3/28/2023</u> My term Expires: May 2023 <small>DocuSigned by: 780C26EEB20542A...</small>
Board Member 3	Brett Price	I, Brett Price, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed <u>Brett Price</u> Date: <u>3/28/2023</u> My term Expires: May 2025 <small>DocuSigned by: CA13C06C3EF1467...</small>
Board Member 4	Justin Howe	I Justin Howe, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: May 2023
Board Member 5		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



CliftonLarsonAllen LLP  
8390 East Crescent Pkwy., Suite 300  
Greenwood Village, CO 80111

phone 303-779-5710 fax 303-779-0348  
CLAconnect.com

## Accountant's Compilation Report

Board of Directors  
Reunion Center Metropolitan District No. 2  
Adams County, Colorado

Management is responsible for the accompanying Application for Exemption from Audit of Reunion Center Metropolitan District No. 2 as of and for the year ended December 31, 2022, included in the accompanying prescribed form. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit or review the financial statements included in the accompanying prescribed form 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 financial statements included in the accompanying prescribed form.

The Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor, which differ from accounting principles generally accepted in the United States of America.

This report is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

We are not independent with respect to Reunion Center Metropolitan District No. 2.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

Greenwood Village, Colorado  
January 31, 2023

**Certificate Of Completion**

Envelope Id: 4AAF6643F3884EDDBE28822BBEA7583D	Status: Completed
Subject: Complete with DocuSign: Reunion Center MD No. 2 Audit Exemption 2022 (1).pdf	
Client Name: Reunion Center MD 2	
Client Number: A192153	
Source Envelope:	
Document Pages: 8	Signatures: 3
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Enveloped Stamping: Enabled	Peter Maleski
Time Zone: (UTC-06:00) Central Time (US & Canada)	220 S 6th St Ste 300
	Minneapolis, MN 55402-1418
	Peter.Maleski@claconnect.com
	IP Address: 73.243.31.93

**Record Tracking**

Status: Original 3/28/2023 1:21:43 PM	Holder: Peter Maleski Peter.Maleski@claconnect.com	Location: DocuSign
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**Signer Events**

Audrey Lam  
alam@oakwoodhomesco.com  
Authorized Signer  
Security Level: Email, Account Authentication (None)

**Signature**

DocuSigned by:  
  
780C26EEB20542A...  
Signature Adoption: Uploaded Signature Image  
Using IP Address: 216.87.72.100

**Timestamp**

Sent: 3/28/2023 1:27:12 PM  
Viewed: 3/28/2023 5:37:17 PM  
Signed: 3/28/2023 5:37:17 PM

**Electronic Record and Signature Disclosure:**  
Accepted: 3/28/2023 5:37:08 PM  
ID: 54682a2d-7660-4e35-9e0b-2c6baf676bd6


Brett Price  
bprice@oakwoodhomesco.com  
Regional Vice President of Land Dev  
Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
CA13C05C3EF1467...  
Signature Adoption: Pre-selected Style  
Using IP Address: 68.225.134.211

Sent: 3/28/2023 1:27:12 PM  
Viewed: 3/28/2023 6:24:48 PM  
Signed: 3/28/2023 6:26:46 PM

**Electronic Record and Signature Disclosure:**  
Accepted: 3/28/2023 6:24:48 PM  
ID: 65ba14cf-581e-48fa-a497-95562ce61a48

James Hayes  
JHayes@OakwoodHomesCO.com  
Security Level: Email, Account Authentication (None)

DocuSigned by:  
  
CA541747F82746F...  
Signature Adoption: Pre-selected Style  
Using IP Address: 75.71.214.58

Sent: 3/28/2023 1:27:13 PM  
Viewed: 3/28/2023 3:09:41 PM  
Signed: 3/28/2023 3:09:45 PM

**Electronic Record and Signature Disclosure:**  
Accepted: 3/28/2023 3:09:41 PM  
ID: 5d50accd-e343-420f-b643-efe863a996c4

In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp

<b>Certified Delivery Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Carbon Copy Events</b>	<b>Status</b>	<b>Timestamp</b>
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<b>Witness Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Notary Events</b>	<b>Signature</b>	<b>Timestamp</b>
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<b>Envelope Summary Events</b>	<b>Status</b>	<b>Timestamps</b>
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Envelope Sent	Hashed/Encrypted	3/28/2023 1:27:13 PM
Certified Delivered	Security Checked	3/28/2023 3:09:41 PM
Signing Complete	Security Checked	3/28/2023 3:09:45 PM
Completed	Security Checked	3/28/2023 6:26:46 PM

<b>Payment Events</b>	<b>Status</b>	<b>Timestamps</b>
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<b>Electronic Record and Signature Disclosure</b>
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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**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact CliftonLarsonAllen LLP:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com)

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To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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#### **To withdraw your consent with CliftonLarsonAllen LLP**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:



i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to [BusinessTechnology@CLAconnect.com](mailto:BusinessTechnology@CLAconnect.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify CliftonLarsonAllen LLP as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by CliftonLarsonAllen LLP during the course of your relationship with CliftonLarsonAllen LLP.