

LETTER OF BUDGET TRANSMITTAL


Date: January 29, 2025

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

Attached are the 2025 budget and budget message for the REUNION CENTER METROPOLITAN DISTRICT NO. 1, Adams County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 6, 2024. 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 Center Metropolitan District No. 1 hereby certify that the attached is a true and correct copy of the 2025 budget.

By: 

Matthew Urkoski, District Manager

REUNION CENTER METROPOLITAN DISTRICT NO. 1
RESOLUTION TO ADOPT BUDGET

WHEREAS, the Board of Directors (“**Board**”) of Reunion Center Metropolitan District No. 1 (“**District**”) has appointed a budget committee to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, such budget committee has submitted the proposed budget to the Board on or before October 15, 2024 for its consideration; and

WHEREAS, upon due and proper notice, published in accordance with law, the budget was open for inspection by the public at a designated place, and a public hearing was held on December 6, 2024, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, enterprise, reserve transfer and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution (“**TABOR**”) and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever decreases may have been made in the revenues, like decreases were made to the expenditures so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Reunion Center Metropolitan District No. 1:

1. That estimated expenditures for each fund are as follows:

General Fund:	\$ 68,000
Capital Projects Fund:	<u>\$ 2,628,373</u>
Total	\$ 2,696,373

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$ 0
From sources other than general property tax	\$ 68,000
From general property tax	<u>\$ 0</u>
Total	\$ 68,000

Capital Projects Fund:

From unappropriated surpluses	\$ 0
From general property tax	\$ 0
From sources other than general property tax	\$2,628,373
Total	\$2,628,373

3. That the budget, as submitted, amended and herein summarized by fund, be, and the same hereby is, approved and adopted as the budget of the District for the 2025 fiscal year.

4. That the budget, as hereby approved and adopted, shall be certified by the Treasurer and/or President of the District to all appropriate agencies and is made a part of the public records of the District.

TO APPROPRIATE SUMS OF MONEY

WHEREAS, the Board has made provision in the budget for revenues in an amount equal to the total proposed expenditures as set forth therein; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Reunion Center Metropolitan District No. 1 that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

General Fund:	\$ 68,000
Capital Projects Fund:	<u>\$ 2,628,373</u>
Total	\$ 2,696,373

ADOPTED this 6th day of December, 2024.

REUNION CENTER METROPOLITAN
DISTRICT NO. 1

Signed by:
By: Randy Bauer
Bertrand J. Bauer, Chair

ATTEST:

DocuSigned by:
Heidi Moore
Heidi Moore, Secretary

CERTIFICATION OF 2025 BUDGET
OF REUNION CENTER METROPOLITAN DISTRICT NO. 1

TO: THE DIVISION OF LOCAL GOVERNMENT

This is to certify that the budget, attached hereto, is a true and accurate copy of the budget for Reunion Center Metropolitan District No. 1, for the budget year ending December 31, 2025, as adopted on December 6, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of Reunion Center Metropolitan District No. 1, Adams County, Colorado, this 6th day of December, 2024.

Signed by:

FBAC90B2A16846B...
Bertrand J. Bauer, Chair

REUNION CENTER METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

**REUNION CENTER METROPLITAN DISTRICT NO. 1
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (278,066)	\$ (163,773)	\$ -
REVENUES			
Developer advance	980,022	466,449	2,696,373
Total revenues	980,022	466,449	2,696,373
Total funds available	701,956	302,676	2,696,373
EXPENDITURES			
General Fund	62,925	46,909	68,000
Capital Projects Fund	802,804	255,767	2,628,373
Total expenditures	865,729	302,676	2,696,373
Total expenditures and transfers out requiring appropriation	865,729	302,676	2,696,373
ENDING FUND BALANCES	\$ (163,773)	\$ -	\$ -

**REUNION CENTER METROPLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/24

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

Agricultural	\$ 10	\$ 10	\$ 10
State assessed	10	360	410
Personal property	360	7,130	8,210
Certified Assessed Value	\$ 380	\$ 7,500	\$ 8,630

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 CENTER METROPLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (5,454)	\$ (7,184)	\$ -
REVENUES			
Developer advance	61,195	54,093	68,000
Total revenues	<u>61,195</u>	<u>54,093</u>	<u>68,000</u>
Total funds available	<u>55,741</u>	<u>46,909</u>	<u>68,000</u>
EXPENDITURES			
General and administrative			
Accounting	17,007	17,000	18,000
Auditing	12,600	6,800	7,300
Dues and Membership	525	534	600
Insurance	7,338	6,292	8,000
District management	10,178	8,000	11,500
Legal	11,472	8,000	17,000
Miscellaneous	74	283	1,600
Election	3,731	-	4,000
Total expenditures	<u>62,925</u>	<u>46,909</u>	<u>68,000</u>
Total expenditures and transfers out requiring appropriation	<u>62,925</u>	<u>46,909</u>	<u>68,000</u>
ENDING FUND BALANCES	<u>\$ (7,184)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

12/6/24

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (272,612)	\$ (156,589)	\$ -
REVENUES			
Developer advance	918,827	412,356	2,628,373
Total revenues	<u>918,827</u>	<u>412,356</u>	<u>2,628,373</u>
Total funds available	<u>646,215</u>	<u>255,767</u>	<u>2,628,373</u>
EXPENDITURES			
Capital Projects			
Reunion Duets	725,447	-	-
STEAD School	77,357	-	-
Infrastructure to Service Reunion Duets and Phase 2 of STEAD	-	255,767	2,528,373
Landscaping to Service Reunion Duets and Phase 2 of STEAD	-	-	100,000
Total expenditures	<u>802,804</u>	<u>255,767</u>	<u>2,628,373</u>
Total expenditures and transfers out requiring appropriation	<u>802,804</u>	<u>255,767</u>	<u>2,628,373</u>
ENDING FUND BALANCES	<u>\$ (156,589)</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**REUNION CENTER METROPOLITAN DISTRICT NO. 1
2025 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 and capital expenditures. 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
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

	Balance at December 31, 2023			Balance at December 31, 2024		Due Within One Year
	Additions	Retirements				
Other Debts:						
Developer Advance - Operating	\$ 153,190	\$ 54,093	\$ -	\$ 207,283		\$ -
Developer Advance - Capital	3,933,622	412,356	-	4,345,978		-
Accrued Interest on:						
Accrued Interest - Operating	16,281	13,004	-	29,285		-
Accrued Interest - Capital	500,364	307,568	-	807,932		-
Total Long-Term Obligations	<u>\$ 4,603,457</u>	<u>\$ 787,021</u>	<u>\$ -</u>	<u>\$ 5,390,478</u>		<u>\$ -</u>

	Balance at December 31, 2024			Balance at December 31, 2025		Due Within One Year
	Additions	Retirements				
Other Debts:						
Developer Advance - Operating	\$ 207,283	\$ 68,000	\$ -	\$ 275,283		\$ -
Developer Advance - Capital	4,345,978	2,628,372	-	6,974,350		-
Accrued Interest on:						
Accrued Interest - Operating	29,285	17,706	-	46,991		-
Accrued Interest - Capital	807,932	450,682	-	1,258,614		-
Total Long-Term Obligations	<u>\$ 5,390,478</u>	<u>\$ 3,164,760</u>	<u>\$ -</u>	<u>\$ 8,555,238</u>		<u>\$ -</u>

The table above is based on projected developer advances and is subject to change.

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.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

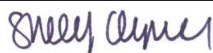
On behalf of the Reunion Center Metropolitan District No. 1,
(taxing entity)^A
 the Board of Directors,
(governing body)^B
 of the Reunion Center Metropolitan District No. 1,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 8,630 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: \$ 8,630 (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: 11/29/24 for budget/fiscal year 2025.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	0.000 mills	\$ 0
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: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	0.000 mills	\$ 0

Contact person: 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.

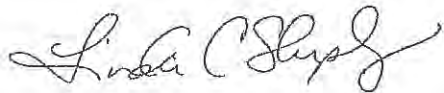
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Reunion Center MDs (cla) **
c/o Clifton Larson Allen LLP
8390 E. Cresscent Pkwy, #300
Greenwood Village CO 80111

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/21/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Commerce City Sentinel Express

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/21/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-025126
Jean Schaffer
Notary Public
My commission ends January 16,
2028



Public Notice

NOTICE OF PUBLIC HEARING ON THE AMENDED 2024 BUDGETS AND NOTICE OF PUBLIC HEARING ON THE PROPOSED 2025 BUDGETS

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the REUNION CENTER METROPOLITAN DISTRICT NOS. 1 and 2 (the "Districts"), will hold a special meeting on December 6, 2024 at 1:00 P.M., for the purpose of conducting such business as may come before the Boards including public hearings on the 2024 Amended Budgets (the "Amended Budgets") and 2025 Proposed Budgets (the "Proposed Budgets"). The meeting will be held at the Reunion Rec Center, 17910 E. Parkside Drive North, Commerce City, Colorado and virtually via Teams. See virtual access information below:

https://teams.microsoft.com/join/19%3ameeting_NDNhODZiZDYtODdiNy00NWZkLTg5MGUyTU0TUy2MyZjBj%40thread.v2/0?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bd0c-4fe5-980c-8ff3d0c70755%22%7d
Meeting ID: 211 817 371 511
Passcode: Qm8wMB

Or Dial in by phone
+1 720-547-5281, 515327940#
Phone conference ID: 515 327 940#

NOTICE IS FURTHER GIVEN that the Amended Budgets and Proposed Budgets have been submitted to the Districts. A copy of each of the Amended Budgets and the Proposed Budgets are on file in the office of the District Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado where the same are open for public inspection.

Any interested elector of the Districts may file any objections to the Amended Budgets and Proposed Budgets at any time prior to final adoption of the Amended Budgets and Proposed Budgets by the Boards. This meeting is open to the public and the agenda and notice for any meeting may be obtained by visiting the Districts' website
<https://www.reunioncentermds.org>.

BY ORDER OF THE BOARDS OF DIRECTORS:
REUNION CENTER METROPOLITAN DISTRICT NOS. 1 and 2

/s/ CLIFTONLARSONALLEN LLP
District Manager

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