

REUNION METROPOLITAN DISTRICT

RESOLUTION TO ADOPT 2024 BUDGET

WHEREAS, the Board of Directors (the “**Board**”) of Reunion Metropolitan District (the “**District**”) has appointed a budget committee to prepare and submit a proposed 2024 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, 2023 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 September 18, 2023, and interested electors were given the opportunity to file or register any objections to the budget; and

WHEREAS, the draft budget was discussed by the Board at its special meetings held on September 18, 2023 and September 26, 2023, but no final action was taken by the Board at such meetings; 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; AND

WHEREAS, Proposition HH is on the Statewide ballot on November 7, 2023 and the Board has thus been presented with two budget scenarios: Budget – A (if the proposition fails) and Budget – B (if it passes), with District revenues and expenditures declining in the latter case; and

WHEREAS, because the outcome of Proposition HH is unknown at this time, the Board chooses to adopt Budget – A.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Reunion Metropolitan District:

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

| | |
|-------------------------------------|---------------|
| General Fund: | \$ 5,201,050 |
| Special Revenue Fund - Recreation: | \$ 1,521,324 |
| Special Revenue Fund – HoA Summary: | \$ 382,334 |
| Debt Service Fund: | \$ 3,872,380 |
| Capital Projects Fund: | \$ 1,750,000 |
| Enterprise Fund: | \$ 2,597,875 |
| Total | \$ 15,324,963 |

2. That estimated revenues are as follows:

| | |
|--|--------------------|
| General Fund: | |
| From unappropriated surpluses | \$1,118,590 |
| From fund transfers | \$0 |
| From sources other than general property tax | \$5,010,770 |
| From general property tax | \$0 |
| Total | <u>\$6,129,360</u> |

| | |
|--|--------------------|
| Special Revenue Fund - Recreation: | |
| From unappropriated surpluses | \$539,071 |
| From fund transfers | \$0 |
| From sources other than general property tax | \$1,521,590 |
| From general property tax | \$0 |
| Total | <u>\$2,060,661</u> |

| | |
|--|------------------|
| Special Revenue Fund – HoA Summary | |
| From unappropriated surpluses | \$246,310 |
| From fund transfers | \$0 |
| From sources other than general property tax | \$243,700 |
| From general property tax | \$0 |
| Total | <u>\$490,010</u> |

| | |
|--|--------------------|
| Debt Service Fund: | |
| From unappropriated surpluses | \$52,929 |
| From fund transfers | \$0 |
| From sources other than general property tax | \$3,897,767 |
| From general property tax | \$0 |
| Total | <u>\$3,950,696</u> |

| | |
|-------------------------------|--------------------|
| Capital Projects Fund: | |
| From unappropriated surpluses | \$7,504,328 |
| From fund transfers | \$0 |
| From other sources | \$2,329,230 |
| Total | <u>\$9,833,558</u> |

| | |
|-------------------------------|--------------------|
| Enterprise Fund: | |
| From unappropriated surpluses | \$4,715,303 |
| From fund transfers | \$0 |
| From other sources | \$2,766,750 |
| Total | <u>\$7,482,053</u> |

3. 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 SET MILL LEVIES

WHEREAS, the amount of money from property taxes necessary to balance the budget for general operating expenses is \$0; and

WHEREAS, the amount of money necessary to balance the budget for special revenue fund - recreation expenses is \$0; and

WHEREAS, the amount of money necessary to balance the budget for special revenue fund – HoA summary expenses is \$0; and

WHEREAS, the amount of money necessary to balance the budget for debt service expenses is \$0; and

WHEREAS, the 2023 valuation for assessment of the District, as certified by the County Assessor, is \$2,790.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Reunion Metropolitan District:

1. That for the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a property tax, inclusive of the mill levy for refunds and abatements, of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

2. That for the purpose of meeting all special revenue fund - recreation expenses of the District during the 2024 budget year, there is hereby levied a property tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

3. That for the purpose of meeting all special revenue fund – HoA summary expenses of the District during the 2024 budget year, there is hereby levied a property tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

4. That for the purpose of meeting all debt service expenses of the District during the 2024 budget year, there is hereby levied a property tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District to raise \$0.

5. That the Treasurer and/or President of the District is hereby authorized and directed to immediately certify to the County Commissioners of Adams County, Colorado, the mill levies for the District as hereinabove determined and set, or as adjusted, if necessary, upon receipt of the final (December) certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits.

TO APPROPRIATE SUMS OF MONEY

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

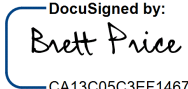
WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any inter-fund transfers listed therein, so as not to impair the operations of District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Reunion Metropolitan District that the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated in the budget:

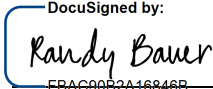
| | |
|-------------------------------------|---------------|
| General Fund: | \$ 5,201,050 |
| Special Revenue Fund - Recreation: | \$ 1,521,324 |
| Special Revenue Fund – HoA Summary: | \$ 382,334 |
| Debt Service Fund: | \$ 3,872,380 |
| Capital Projects Fund: | \$ 1,750,000 |
| Enterprise Fund: | \$ 2,597,875 |
| Total | \$ 15,324,963 |

Adopted this 3rd day of October, 2023.

REUNION METROPOLITAN DISTRICT

By: 
CA13C05C3FE1467
Chair

Attest:


FBAC00B2A16846B...
Secretary

REUNION METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**REUNION METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 14,543,205 | \$ 16,660,835 | \$ 14,176,531 |
| REVENUES | | | |
| Intergovernmental revenues | 6,309,419 | 6,276,097 | 8,183,397 |
| Operations and maintenance fees | 347,490 | 802,750 | 692,070 |
| Interest income | 304,641 | 713,000 | 445,900 |
| System development fees | 1,147,431 | 437,500 | 1,155,000 |
| Developer advance | 3,758,325 | 1,745,573 | 965,800 |
| Recreation center revenue, net | 1,244,591 | 1,383,000 | 1,499,190 |
| HOA revenue, net | 440,591 | 119,000 | 238,700 |
| Miscellaneous income | 108,866 | 22,763 | 15,000 |
| Transfer from NRMD 3 | 4,451,000 | - | - |
| Cost reimbursements | 399,814 | - | - |
| Bond proceeds - Series 2017 | 5,000,000 | - | - |
| Enterprise revenues | - | 1,779,622 | 2,574,750 |
| Total revenues | 23,512,168 | 13,279,305 | 15,769,807 |
| TRANSFERS IN | | | |
| | 255,480 | - | - |
| Total funds available | 38,310,853 | 29,940,140 | 29,946,338 |
| EXPENDITURES | | | |
| General government | | | |
| General & administration | 442,806 | 854,606 | 994,525 |
| Intergovernmental | 205,796 | 39,342 | 128,700 |
| Operations | | | |
| District property management | 2,541,832 | 3,362,383 | 4,077,825 |
| Recreation center operations | 1,233,414 | 1,937,170 | 1,521,324 |
| HOA operations | 326,077 | 386,557 | 382,334 |
| Debt Service | 4,413,618 | 2,492,780 | 3,872,380 |
| Capital Projects | 9,759,297 | 4,155,128 | 1,750,000 |
| Enterprise | 2,471,698 | 2,535,644 | 2,597,875 |
| Total expenditures | 21,394,538 | 15,763,610 | 15,324,963 |
| TRANSFERS OUT | | | |
| | 255,480 | - | - |
| Total expenditures and transfers out requiring appropriation | 21,650,018 | 15,763,610 | 15,324,963 |
| ENDING FUND BALANCES | \$ 16,660,835 | \$ 14,176,531 | \$ 14,621,375 |
| STERLING DUET RESERVE | \$ 63,692 | \$ 126,792 | \$ 126,792 |
| REUNION RIDGE F1 RESERVE | 22,944 | 81,840 | 81,840 |
| CARRIAGE HOME RESERVE | 81,328 | 62,517 | 62,517 |
| 2021 RESERVE FUND | 3,341,906 | 3,341,906 | 3,341,906 |
| 2021 SURPLUS FUND | 1,879,419 | 1,373,397 | 1,373,397 |
| TOTAL RESERVES | \$ 5,389,289 | \$ 4,986,452 | \$ 4,986,452 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|------------------------------------|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| ASSESSED VALUATION | | | |
| Adams County | | | |
| State assessed | \$ 14,940 | \$ 330 | \$ 70 |
| Agricultural | 20 | 20 | 20 |
| Personal property | 284,350 | 7,680 | 2,700 |
| Certified Assessed Value | \$ 299,310 | \$ 8,030 | \$ 2,790 |
| 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 | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|--|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 687,778 | \$ 778,176 | \$ 1,118,590 |
| REVENUES | | | |
| MLEPA Payment - NR1MD | 1,667,248 | 1,864,000 | 2,063,000 |
| MLEPA Payment - NR2MD | 883,861 | 1,281,000 | 1,291,000 |
| MLEPA Payment - NR3MD | 212,499 | 610,106 | 925,000 |
| MLEPA Payment - NR4MD | 7,299 | 1,813 | 1,700 |
| Alleyway costs reimbursement (NRMD1 sub-district) | - | 2,075 | 3,000 |
| District operating fees (\$3/month) | - | 350,000 | 142,020 |
| Carriage Homes (NRMD1) | 37,440 | 37,440 | 43,200 |
| Carriage Homes (NRMD2) | 191,334 | 192,660 | 222,300 |
| Carriage Homes (NRMD3) | - | 4,550 | 25,200 |
| Sterling duet fees (F36) | 80,968 | 113,100 | 113,100 |
| Reunion Ridge F1 Fees (NRMD3) | 37,748 | 105,000 | 117,000 |
| Reunion Ridge F1, Amendment 2 Fees (NRMD3) | - | - | 29,250 |
| Interest income | 18,678 | 25,000 | 25,000 |
| Miscellaneous income | 257 | 10,000 | 10,000 |
| Total revenues | 3,137,332 | 4,596,744 | 5,010,770 |
| Total funds available | 3,825,110 | 5,374,920 | 6,129,360 |
| EXPENDITURES (see detail) | | | |
| General government | | | |
| General & administration | 442,806 | 854,606 | 994,525 |
| Intergovernmental | 62,296 | 39,342 | 128,700 |
| Operations | | | |
| District property management | 2,541,832 | 3,362,383 | 4,077,825 |
| Total expenditures | 3,046,934 | 4,256,331 | 5,201,050 |
| Total expenditures and transfers out requiring appropriation | 3,046,934 | 4,256,331 | 5,201,050 |
| ENDING FUND BALANCES | \$ 778,176 | \$ 1,118,590 | \$ 928,310 |
| STERLING DUET RESERVE | \$ 63,692 | \$ 126,792 | \$ 171,492 |
| REUNION RIDGE F1 RESERVE | 22,944 | 81,840 | 164,090 |
| REUNION RIDGE F1 2ND AMEND RESERVE | - | - | 2,250 |
| CARRIAGE HOME RESERVE | 81,328 | 62,517 | 94,217 |
| AVAILABLE FOR OPERATIONS | 610,212 | 847,441 | 496,261 |
| TOTAL RESERVE | \$ 778,176 | \$ 1,118,590 | \$ 928,310 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------------|---------------------------|------------------------|
| GENERAL & ADMINISTRATION | | | |
| MISCELLANEOUS OUTSIDE SERVICES | \$ - | \$ - | \$ 1,500 |
| PRINT AND COPY | 3,090 | 3,500 | 3,500 |
| MISCELLANEOUS EXPENSE | 106 | - | 2,000 |
| COMPUTER SUPPLIES AND EQUIPMENT | - | - | 2,000 |
| IT MANAGEMENT SERVICES | 6,568 | 7,000 | 7,500 |
| ELECTIONS | 13,195 | 7,583 | - |
| MEMBERSHIP / PROFESSIONAL ASSOCIATIONS | 1,237 | 1,237 | 1,500 |
| LEGAL SERVICES | 143,327 | 115,000 | 125,400 |
| LEGAL - LITIGATION | 67,770 | 500,000 | 500,000 |
| OFFICE SUPPLIES | 266 | - | 750 |
| ACCOUNTING | 87,350 | 96,000 | 110,400 |
| AUDIT | 10,500 | 11,000 | 12,000 |
| DISTRICT MANAGEMENT | 74,257 | 76,500 | 87,975 |
| INSURANCE | 27,391 | 26,783 | 30,000 |
| EMPLOYEE RELATIONS | 7,749 | 10,000 | 10,000 |
| BAD DEBT EXPENSE | - | 3 | - |
| RECEIVERSHIP FEES | - | - | 100,000 |
| Total general and administration | \$ 442,806 | \$ 854,606 | \$ 994,525 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|------------------|-------------------|-------------------|
| INTERGOVERNMENTAL | | | |
| NRMD NO. 1 DIRECT COSTS | | | |
| Audit | \$ 5,500 | \$ 7,150 | \$ 6,000 |
| Accounting | - | - | 12,000 |
| FICA Expense | 99 | - | 230 |
| Director Fees | 1,900 | - | 3,000 |
| Dues and Membership | 1,238 | - | 1,300 |
| Insurance | 3,877 | - | 4,000 |
| Legal Services | - | - | 12,000 |
| Miscellaneous | 36 | - | 1,470 |
| Election Expense | 30,265 | - | - |
| Total NRMD No. 1 | 42,915 | 7,150 | 40,000 |
| NRMD NO. 2 DIRECT COSTS | | | |
| Audit | - | 4,150 | 6,000 |
| Accounting | - | - | 11,000 |
| FICA Expense | - | - | 230 |
| Director Fees | - | - | 3,000 |
| Dues and Membership | - | - | 1,300 |
| Insurance | 4,244 | - | 6,300 |
| Legal Services | - | - | 11,000 |
| Miscellaneous | 34 | - | 1,170 |
| Election Expense | 1,724 | - | - |
| Total NRMD No. 2 | 6,002 | 4,150 | 40,000 |
| NRMD NO. 3 DIRECT COSTS | | | |
| Audit | 4,800 | - | 6,000 |
| Accounting | - | - | 12,000 |
| FICA Expense | - | - | 230 |
| Director Fees | - | - | 3,000 |
| Dues and Membership | 454 | 779 | 1,300 |
| Insurance | 2,572 | 2,387 | 4,000 |
| Legal Services | - | 5,907 | 12,000 |
| Miscellaneous | 66 | 31 | 1,470 |
| Election Expense | 1,628 | 14,692 | - |
| Total NRMD No. 3 | 9,520 | 23,796 | 40,000 |
| NRMD NO. 4 DIRECT COSTS | | | |
| Election Expense | 1,034 | 1,131 | - |
| Dues and Membership | 236 | 228 | 300 |
| Legal Services | - | 500 | 5,000 |
| Insurance | 2,572 | 2,387 | 3,400 |
| Miscellaneous | 17 | - | - |
| Total NRMD No. 4 | 3,859 | 4,246 | 8,700 |
| Total North Range Districts Nos. 1-4 | \$ 62,296 | \$ 39,342 | \$ 128,700 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|--|---------------------|---------------------|---------------------|
| DISTRICT PROPERTY MAINTENANCE | | | |
| OPERATIONS MANAGEMENT | | | |
| Wages | \$ 342,315 | \$ 435,000 | \$ 485,000 |
| Payroll expense | 100,610 | 130,500 | 145,500 |
| FICA Expense | 25,861 | 33,278 | 37,103 |
| Unemployment expenses | 1,247 | 1,950 | 2,425 |
| Employer match deferred comp | 6,017 | 9,750 | 8,488 |
| Training | 2,350 | 5,750 | 7,000 |
| Uniforms | 4,112 | 4,500 | 4,500 |
| Operating supplies | 2,146 | 15,500 | 17,000 |
| Communication | 2,075 | 2,500 | 3,860 |
| Miscellaneous outside services | 37,614 | 20,000 | 50,000 |
| Auto reimbursement | - | 100 | - |
| Lighting | 2,215 | 21,000 | 21,000 |
| Total operations management | 526,562 | 679,828 | 781,876 |
| IRRIGATION | | | |
| Operating Supplies | 33,689 | 50,000 | 60,000 |
| Gas and fuel | 13,799 | 13,000 | 13,650 |
| Communication | 941 | 20,000 | 30,000 |
| Repair services | 9,774 | 65,000 | 37,500 |
| Electricity | 30,891 | 35,000 | 46,200 |
| Water and sewer | 566,376 | 650,000 | 992,250 |
| Total irrigation operations | 655,470 | 833,000 | 1,179,600 |
| LANDSCAPE MAINTENANCE | | | |
| Operating supplies | 10,487 | 10,500 | 12,000 |
| Miscellaneous outside services | 59,154 | 75,000 | 73,500 |
| Contract maintenance | 421,858 | 510,000 | 550,000 |
| Fertilizer | 43,941 | 40,000 | 77,200 |
| Equipment rental | 21,049 | 16,500 | 17,500 |
| Tree Care / maintenance | 117,179 | 125,000 | 150,000 |
| Sub-district maintenance - Carriage Homes | 289,615 | 253,461 | 259,000 |
| Reunion Ridge F1 maintenance | 14,804 | 46,104 | 34,750 |
| Reunion Ridge F1 2nd Amend maintenance | - | - | 27,000 |
| Sterling Duet maintenance | 38,400 | 50,000 | 68,400 |
| Mulch maintenance program | 84,000 | 93,000 | 97,650 |
| Landscape enhancements | - | - | 150,000 |
| Total landscape maintenance | 1,100,487 | 1,219,565 | 1,517,000 |
| MISCELLANEOUS | | | |
| Snow removal | 7,211 | 3,500 | 6,300 |
| Snow removal - alley | 193 | 2,000 | 5,000 |
| Rodent control | 516 | 6,500 | 9,000 |
| Maintenance - Drainage, Channels, Ponds, Pipes | 6,806 | 3,490 | 7,000 |
| Waste water maintenance | 540 | 500 | 1,000 |
| Reserve study | - | - | 5,000 |
| Snow removal - equipment rental | - | 5,000 | 7,000 |
| Fence repair | 6,616 | 4,500 | 7,000 |
| Equipment purchase/projects/lease | 33,718 | 15,000 | 67,089 |
| Equipment repairs | - | - | 15,000 |
| Stormwater facilities maintenance | 124,870 | 275,000 | 304,960 |
| Underdrain maintenance | 75,668 | 305,000 | 150,000 |
| Total miscellaneous | 256,138 | 620,490 | 584,349 |
| PLAYGROUND/PARK PAVILION | | | |
| Playground supplies | 3,175 | 9,500 | 15,000 |
| Total Playground Operations | 3,175 | 9,500 | 15,000 |
| Total District Property Management | \$ 2,541,832 | \$ 3,362,383 | \$ 4,077,825 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND- RECREATION SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|--|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| BEGINNING FUND BALANCES | \$ 1,005,190 | \$ 1,067,241 | \$ 539,071 |
| REVENUES | | | |
| Recreation fees | 1,116,453 | 1,245,000 | 1,349,190 |
| (Allowance for fees not collected) | - | - | (5,000) |
| Recreation fees, other | 28,299 | 18,000 | 20,000 |
| Program fees | 99,839 | 120,000 | 135,000 |
| Interest income | 11,704 | 25,000 | 17,400 |
| Miscellaneous income | 39,170 | 1,000 | 5,000 |
| Total revenues | 1,295,465 | 1,409,000 | 1,521,590 |
| Total funds available | 2,300,655 | 2,476,241 | 2,060,661 |
| EXPENDITURES (see detail) | | | |
| Recreation Center operations | 802,336 | 1,105,110 | 961,418 |
| Pool operations | 258,928 | 390,810 | 381,156 |
| Recreation programs | 103,207 | 165,500 | 131,200 |
| Concession building | 9,965 | 18,450 | 19,550 |
| Reunion coffee house | 11,804 | 32,300 | 28,000 |
| Recreation amenities | 47,174 | 225,000 | - |
| Total expenditures | 1,233,414 | 1,937,170 | 1,521,324 |
| Total expenditures and transfers out requiring appropriation | 1,233,414 | 1,937,170 | 1,521,324 |
| ENDING FUND BALANCES | 1,067,241 | 539,071 | 539,337 |
| LESS: REPLACEMENT RESERVE - FFE | (25,000) | (25,000) | (25,000) |
| LESS: REPLACEMENT RESERVE - MECHANICAL | (25,000) | (25,000) | (25,000) |
| LESS: RECEIVABLES - NONSPENDABLE | (43,909) | (45,000) | (45,000) |
| NET FUND BALANCE | \$ 973,332 | \$ 444,071 | \$ 444,337 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - RECREATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|---|-------------------|---------------------|-------------------|
| RECREATION CENTER OPERATIONS | | | |
| Wages | \$ 216,738 | \$ - | \$ - |
| Payroll expense | 28,310 | - | - |
| FICA expense | 16,491 | - | - |
| Unemployment expenses | 796 | - | - |
| Employer match deferred comp | 3,016 | - | - |
| Training | - | 80 | 500 |
| Uniforms | 1,300 | 3,000 | 3,000 |
| Operating supplies | 12,397 | 20,000 | 21,000 |
| Communication | 225 | - | 2,000 |
| Repair services | 1,213 | 5,000 | 1,000 |
| Miscellaneous outside services | 23,279 | 25,000 | 25,000 |
| Auto Reimbursement | 234 | - | - |
| Contract maintenance | 182,574 | 506,000 | 531,300 |
| Electricity | 30,034 | 35,000 | 35,000 |
| Water and Sewer | 4,302 | 7,700 | 8,500 |
| Phone charges | 2,548 | 2,000 | 3,000 |
| Equipment rental | - | - | - |
| Janitorial services | - | 19,500 | 20,858 |
| Natural gas | 20,490 | 21,000 | 25,000 |
| Print and copy | 2,032 | 3,000 | 3,000 |
| Conferences | - | - | - |
| Miscellaneous expense | 85 | 500 | 500 |
| Computer supplies and equipment | 3,836 | 3,200 | 3,360 |
| Postage | - | - | - |
| Membership | 250 | 50 | 250 |
| Office supplies | 792 | 200 | 200 |
| Accounting | 31,462 | 34,587 | 39,775 |
| Lighting | 1,868 | - | - |
| District Management | 74,256 | 76,500 | 87,975 |
| Community Events | 22,536 | 30,000 | 30,900 |
| Insurance | 28,083 | 37,898 | 34,000 |
| Bad debt expense | 353 | 500 | 500 |
| Replacement program | 46 | 202,234 | 30,000 |
| Reserve study | - | - | 5,000 |
| Major repair | 18,000 | 5,000 | 5,000 |
| Fitness Equipment | 49,162 | 36,900 | 10,000 |
| Cable and satellite | 2,183 | 2,454 | 2,500 |
| Internet Charges | 11,706 | 12,252 | 14,000 |
| Pest control | 2,580 | 2,314 | 2,700 |
| Waste removal | 4,995 | 7,827 | 10,000 |
| Website management | 4,164 | 5,414 | 5,600 |
| Total Recreation Center Operations | \$ 802,336 | \$ 1,105,110 | \$ 961,418 |
| REUNION PARK CONCESSION BLDG | | | |
| Operating supplies | \$ - | \$ 500 | \$ 500 |
| Repair services | - | 1,500 | 1,500 |
| Miscellaneous outside services | - | 1,000 | 1,000 |
| Electricity | 1,747 | 2,000 | 2,800 |
| Water and Sewer | 7,493 | 7,500 | 7,500 |
| Natural gas | - | 5,000 | 5,000 |
| Pest control | 725 | 950 | 1,250 |
| Total Reunion Park Concession Building | \$ 9,965 | \$ 18,450 | \$ 19,550 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - RECREATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 | |
|---------------------------------------|--------------------------------|---------------------------|------------------------|-------------------|
| POOL OPERATIONS - REUNION PARK | | | | |
| 5000 | Wages | 10,800 | - | - |
| 5020 | FICA expense | 819 | - | - |
| 5030 | Unemployment expenses | 43 | - | - |
| 5080 | Operating supplies | 916 | 4,000 | 5,000 |
| 5110 | Repair services | 7,370 | 5,500 | 10,000 |
| 5140 | Contract maintenance | 87,488 | 157,251 | 165,114 |
| 5150 | Electricity | 8,395 | 10,000 | 10,000 |
| 5160 | Water and sewer | 3,492 | 9,000 | 4,000 |
| 5430 | Lighting | 45 | - | - |
| 5590 | Chemicals | 6,887 | 7,000 | 8,000 |
| 5670 | Replacement Program | - | 20,500 | 10,000 |
| 5710 | Major Repair | - | 15,000 | - |
| Total pool operations | | \$ 126,255 | \$ 228,251 | \$ 212,114 |
| POOL OPERATIONS - SOUTHLAWN | | | | |
| 5000 | Wages | \$ 10,800 | \$ - | \$ - |
| 5020 | FICA expense | 819 | - | - |
| 5030 | Unemployment expenses | 43 | - | - |
| 5080 | Operating supplies | 13 | 5,000 | 5,000 |
| 5110 | Repair services | 6,966 | - | 5,000 |
| 5140 | Contract maintenance | 87,200 | 132,421 | 139,042 |
| 5150 | Electricity | 4,111 | 3,138 | 4,500 |
| 5160 | Water and sewer | 2,745 | 9,000 | 4,000 |
| 5240 | Natural gas | 3,034 | 5,000 | 5,000 |
| 5590 | Chemicals | 4,006 | 8,000 | 4,500 |
| 5730 | Equipment purchase | 12,936 | - | 2,000 |
| Total pool operations | | \$ 132,673 | \$ 162,559 | \$ 169,042 |
| RECREATION PROGRAMS | | | | |
| 5000 | Wages | 29,233 | - | - |
| 5010 | Payroll expense | 5,243 | - | - |
| 5020 | FICA expense | 2,233 | - | - |
| 5030 | Unemployment expenses | 111 | - | - |
| 5040 | Employer match deferred comp | 380 | - | - |
| 5070 | Uniforms | - | 2,500 | - |
| 5080 | Operating supplies | 1,370 | 3,000 | 1,000 |
| 5100 | Communication | 225 | 1,000 | - |
| 5140 | Contract maintenance | - | 124,000 | 130,200 |
| 5300 | Miscellaneous expense | 1,332 | - | - |
| 5560 | Adult program - contract | 2,290 | 5,000 | - |
| 5730 | Equipment purchase | - | - | - |
| 6110 | Youth program - contract | 39,708 | 30,000 | - |
| 6130 | Youth sports - basketball | 7,347 | - | - |
| 6150 | Youth sports - CARA volleyball | 3,497 | - | - |
| 6200 | Youth sports - soccer | 6,786 | - | - |
| 6210 | Youth sports - t-ball | 3,452 | - | - |
| Total recreation programs | | \$ 103,207 | \$ 165,500 | \$ 131,200 |
| COFFEE HOUSE | | | | |
| 5080 | Operating supplies | - | 500 | 500 |
| 5140 | Contract maintenance | 4,794 | 2,500 | 2,500 |
| 5150 | Electricity | 4,356 | 10,000 | 10,000 |
| 5240 | Natural gas | 1,038 | 1,000 | 1,500 |
| | Miscellaneous outside services | 300 | - | - |
| 5300 | Miscellaneous expense | - | 500 | 500 |
| 5110 | Repair services | 116 | 1,000 | 10,000 |
| 5670 | Replacement program | - | 15,000 | - |
| 5211 | Equipment rental | - | - | 1,000 |
| 5760 | Pest control | 1,200 | 1,800 | 2,000 |
| Total coffee house | | \$ 11,804 | \$ 32,300 | \$ 28,000 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND - HOA SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|--|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| FUND BALANCE - BEGINNING | \$ 378,937 | \$ 495,867 | \$ 246,310 |
| REVENUES | | | |
| Assessment | 313,431 | - | 236,700 |
| AR processing fee | 62,300 | 55,000 | 5,000 |
| HOA other fees | - | 2,000 | 2,000 |
| Violations, penalties, other (Allowance for fees not collected) | 44,621 | 42,000 | 5,000 |
| Legal fees reimbursement | - | - | (15,000) |
| Interest income | 20,239 | 20,000 | 5,000 |
| Interest income | 2,416 | 18,000 | 5,000 |
| Total revenues | 443,007 | 137,000 | 243,700 |
| Total funds available | 821,944 | 632,867 | 490,010 |
| EXPENDITURES (see detail) | | | |
| HOA operations | 326,077 | 386,557 | 382,334 |
| Total expenditures | 326,077 | 386,557 | 382,334 |
| Total expenditures and transfers out requiring appropriation | 326,077 | 386,557 | 382,334 |
| FUND BALANCE - ENDING | 495,867 | 246,310 | 107,676 |
| LESS: RECEIVABLES - NONSPENDABLE | (54,655) | (50,000) | (50,000) |
| SPENDABLE FUND BALANCE | \$ 441,212 | \$ 196,310 | \$ 57,676 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND- HOA
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

10/3/2023

| Account | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
|------------------------------|------------------------|---------------------------|------------------------|
| HOA OPERATIONS | | | |
| 5300 Miscellaneous | \$ 12,042 | \$ 25,000 | \$ 25,000 |
| 5360 Legal services | 37,593 | 60,000 | 40,000 |
| 5400 Accounting | 22,491 | 24,725 | 28,434 |
| 5440 Community events | 22,536 | 30,000 | 30,900 |
| 5450 District management | 16,501 | 20,000 | 23,000 |
| 5470 Insurance | 13,153 | 19,082 | 22,000 |
| 5500 HOA management contract | 151,222 | 165,000 | 180,000 |
| 5510 HOA AR processing fee | 49,829 | 42,000 | 21,000 |
| 5515 Bad debt expense | 100 | - | 500 |
| 5780 Website management | 610 | 750 | 1,500 |
| Contingency | - | - | 10,000 |
| Total HOA operations | \$ 326,077 | \$ 386,557 | \$ 382,334 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|--|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| BEGINNING FUND BALANCES | \$ 623,127 | \$ 25,709 | \$ 52,929 |
| REVENUES | | | |
| Interest income | 42,140 | 5,000 | 500 |
| MLEPA payment from NR1MD | 3,518,580 | 2,515,000 | 3,897,267 |
| Total revenues | 3,560,720 | 2,520,000 | 3,897,767 |
| TRANSFERS IN | 255,480 | - | - |
| Total funds available | 4,439,327 | 2,545,709 | 3,950,696 |
| EXPENDITURES | | | |
| Bond principal | 1,993,000 | 1,735,000 | 3,184,000 |
| Bond interest | 2,417,118 | 754,280 | 684,880 |
| Paying agent/ Trustee fees | 3,500 | 3,500 | 3,500 |
| Total expenditures | 4,413,618 | 2,492,780 | 3,872,380 |
| Total expenditures and transfers out requiring appropriation | 4,413,618 | 2,492,780 | 3,872,380 |
| ENDING FUND BALANCES | \$ 25,709 | \$ 52,929 | \$ 78,316 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|--|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| FUND BALANCE - BEGINNING | \$ 4,262,408 | \$ 9,072,517 | \$ 7,504,328 |
| REVENUES | | | |
| System Development fees NR2 | 179,375 | - | - |
| System Development fees NR3 | 968,056 | 437,500 | 1,155,000 |
| MLEPA payment from NR4MD | 19,932 | 2,103 | 2,430 |
| Bond proceeds - Series 2017 | 5,000,000 | - | - |
| Developer advance | 3,758,325 | 1,745,573 | 965,800 |
| Cost reimb - South Adams County W&S | 399,814 | - | - |
| Transfer from NRMD3 | 4,451,000 | - | - |
| Miscellaneous income | 69,439 | 11,763 | - |
| Interest income | 122,445 | 390,000 | 206,000 |
| Total revenues | 14,968,386 | 2,586,939 | 2,329,230 |
| Total funds available | 19,230,794 | 11,659,456 | 9,833,558 |
| EXPENDITURES | | | |
| Intergovernmental - SDFs to NR2 | 143,500 | - | - |
| Intergovernmental - SDFs to NR3 | 609,900 | 280,000 | 739,200 |
| Legal | 84,711 | 13,000 | 20,000 |
| Accounting | 23,664 | 15,000 | 20,000 |
| District management | 2,567 | - | 5,000 |
| Developer advance repayment | 4,451,000 | 1,033,685 | - |
| Capital outlay | | | |
| Priority Projects | | | |
| Filing 34 Landscape | - | 1,033,685 | - |
| Walden Street/104th traffic signal | 299,943 | - | - |
| Filing 26A Landscape | 144 | - | - |
| Filing 36 Landscape | - | 50,000 | - |
| Engineering | 33,301 | 75,000 | - |
| Second Creek Crossing - O'Brian Canal/Pond | 36,080 | 1,500 | - |
| Reunion Village 7-B & 7-E | 7,170 | 2,500 | - |
| Reunion Ridge Filing 1 | 1,994,925 | 230,400 | - |
| Reunion Ridge Filing 1 Landscape | - | 823,173 | 117,150 |
| 112th Ave/Chambers/Parkside | 92,700 | - | - |
| 112th Ave/Parkside/High Plains | - | - | 150,000 |
| Chambers Road (106th to 112th) | 186,155 | - | - |
| Reunion Village 7A | 114,390 | - | - |
| Filing 27 landscape | 14,848 | 25,000 | - |
| Filing 37 Landscape | 1,350,568 | 160,000 | - |
| Filing 38 Infrastructure | 457,231 | 50,000 | - |
| High Plains Pkwy | - | - | 100,000 |
| Filing #2 Infrastructure (Biscay and 100th Ave) | - | 300,000 | 537,020 |
| Contingency | - | - | 61,630 |
| Fencing | - | 62,185 | - |
| Total expenditures | 9,902,797 | 4,155,128 | 1,750,000 |
| TRANSFERS OUT | 255,480 | - | - |
| Total expenditures and transfers out requiring appropriation | 10,158,277 | 4,155,128 | 1,750,000 |
| FUND BALANCE - ENDING | \$ 9,072,517 | \$ 7,504,328 | \$ 8,083,558 |
| NRMD 4 MLEPA RESERVE | \$ 21,619 | \$ 23,722 | \$ 26,152 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
ENTERPRISE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

| | 10/3/2023 | | |
|--|----------------|-------------------|----------------|
| | ACTUAL 2022 | ESTIMATED 2023 | BUDGET 2024 |
| BEGINNING FUND BALANCES | \$ 7,585,765 | \$ 5,221,325 | \$ 4,715,303 |
| REVENUES | | | |
| Administrative fee | - | 1,300 | 2,600 |
| ERU building credits | - | 1,778,322 | 2,203,300 |
| ERU irrigation credits | - | - | 368,850 |
| Interest income | 107,258 | 250,000 | 192,000 |
| Total revenues | 107,258 | 2,029,622 | 2,766,750 |
| Total funds available | 7,693,023 | 7,250,947 | 7,482,053 |
| EXPENDITURES | | | |
| ERU admin fee | 10,250 | 10,506 | 10,769 |
| Administrative and filing fees | 5,726 | 10,000 | 10,000 |
| Bond interest - series 2021A | 1,610,406 | 1,580,138 | 1,546,606 |
| Bond principal - series 2021A | 835,000 | 925,000 | 1,020,000 |
| Trustee fees | 10,316 | 10,000 | 10,500 |
| Total expenditures | 2,471,698 | 2,535,644 | 2,597,875 |
| Total expenditures and transfers out requiring appropriation | 2,471,698 | 2,535,644 | 2,597,875 |
| ENDING FUND BALANCES | \$ 5,221,325 | \$ 4,715,303 | \$ 4,884,178 |
| RESERVE FUND | \$ 3,341,906 | \$ 3,341,906 | \$ 3,341,906 |
| SURPLUS FUND | 1,879,419 | 1,373,397 | 1,542,272 |
| TOTAL RESERVE | \$ 5,221,325 | \$ 4,715,303 | \$ 4,884,178 |

No assurance provided. See summary of significant assumptions.

**REUNION METROPOLITAN DISTRICT
2024 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 4%.

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. Residential development fees are as follows:

| <u>Single Family</u> | <u>Lot Size</u> |
|----------------------|--------------------------------------|
| \$ 4,375 | Less Than 7,500 Square Feet |
| \$ 5,625 | Between 7,500 and 11,999 Square Feet |
| \$ 6,250 | Over 12,000 Square Feet |

| <u>Multi Family</u> | <u>Lot Size</u> |
|---------------------|-----------------|
| \$ 3,750 | Per Dwelling |

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. The District anticipates receiving development fees for 264 single family lots within the NRMD 3 development in 2024.

**REUNION METROPOLITAN DISTRICT
2024 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 2024 is \$28.50 per household and the District has provided an allowance for doubtful collections. Additionally, the recreation center puts on numerous programs throughout the year and charges for these programs in order to offset the costs of organizing and administering such programs.

HOA Revenue

The District, by agreement, assumed operational control and responsibility for the Reunion Homeowners' Association (HOA). The monthly HOA fee for 2024 is \$5.00 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.

District Operating Fee Revenue

The District will impose a monthly operating fee of \$3 per month for 2024 to be used for District operations, maintenance, and/or landscape enhancements.

Carriage Home Fees

The District imposes a monthly maintenance fee of \$75 per month on all occupied residential properties within the boundaries of the carriage home filings in order to fund the costs including landscape maintenance, snow removal, irrigation, and repairs and replacements.

Sterling Duet Fees

The District imposes a monthly maintenance fee of \$65 per month on all occupied residential properties within the boundaries of Filing 36 in order to fund the service costs of the filing.

Reunion Ridge Filing 1 Fees

The District imposes a monthly maintenance fee of \$65 per month on all occupied residential properties within the boundaries of the filing in order to fund the service costs.

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.

**REUNION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

MLEPA Payments from North Range Districts – (continued)

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.

Enterprise - ERU Credits Revenue

RMD/ERU Water Credits are rights conveyed to the Issuer pursuant to the ERU Purchase Agreement and are comprised of the RMD/ERU Building Credits and the RMD/ERU Irrigation Credits. The Water Credit Fees are set forth in the Resolution Concerning the Imposition of ERU Water Credit Fees. Per the resolution, the Water Credit Fees set forth for the RMD/ERU Building Credits are \$10,015 and for the RMD/ERU Irrigation Credits are \$7,377 in 2024.

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.

Litigation

Based on current costs of pending litigation, budget assumes dispute is not resolved before the end of the 2024 calendar year.

**REUNION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures- (continued)

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.

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.

On June 28, 2021, the District acting through its Enterprise, issued Series 2021 Revenue Bonds. The Senior Bonds will bear interest at 3.625%, payable semi-annually on June 1 and December 1, beginning on December 1, 2021. Annual mandatory sinking fund principal payments are due on December 1 of each year beginning on December 1, 2022. The Senior Bonds mature on December 1, 2044. To the extent principal of any Senior Bonds is not paid when due, such principal shall remain outstanding until paid or discharged. To the extent interest on any Senior Bond is not paid when due, such interest shall compound semiannually on each interest payment date (June 1 and December 1) at the rate then borne by the Senior Bond. In the event that any amount of principal or interest on the Senior Bonds remains unpaid after the application of all Senior Pledged Revenue available after the sale of all RMD/ERU Water Credits, the Senior Bonds shall be deemed discharged.

The Senior Reserve Fund is initially to be funded in the amount of the Reserve Requirement of \$3,341,906 upon the issuance of the Bonds. The Senior Reserve Fund is required to be maintained in an amount equal to the lesser of the Reserve Requirement or 10% of the principal amount of the Senior Bonds then outstanding, calculated on each Interest Payment Date and on the date of any optional redemption.

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Surplus Amount of \$4,442,500. The Senior Reserve Fund is required to be maintained in an amount equal to the lesser of the Maximum Surplus Amount or 10% of the principal amount of the Senior Bonds then outstanding, calculated on each Interest Payment Date and on the date of any optional redemption.

**REUNION METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

Debt and Leases - (continued)

The Subordinate Bonds will bear interest at the rate of 8.000% per annum and payable annually on December 15, but only to the extent of available Subordinate Pledged Revenue. The Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest. Unpaid interest on the Subordinate Bonds compounds annually on each December 15. The Subordinate Bonds mature on December 15, 2044. In the event that any amount of principal or interest on the Subordinate Bonds remains unpaid after the application of all Subordinate Pledged Revenue available after the sale of all RMD/ERU Water Credits, the Subordinate Bonds shall be deemed discharged.

The District has no operating or capital leases.

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.

Debt Service Reserve

The District maintains a debt service reserve as required with the issuance of the Series 2021 Bonds.

This information is an integral part of the accompanying budget.

**REUNION METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2024**

**\$44,425,000 Special Revenue Bonds
Series 2021A
Dated June 30, 2021
Principal Due December 1
Interest Rate 3.625%
Payable June 1 and December 1**

| <u>Year</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|-------------|----------------------|----------------------|----------------------|
| 2024 | \$ 1,020,000 | \$ 1,546,606 | \$ 2,566,606 |
| 2025 | 1,125,000 | 1,509,631 | 2,634,631 |
| 2026 | 1,205,000 | 1,468,850 | 2,673,850 |
| 2027 | 1,290,000 | 1,425,169 | 2,715,169 |
| 2028 | 1,375,000 | 1,378,406 | 2,753,406 |
| 2029 | 1,465,000 | 1,328,563 | 2,793,563 |
| 2030 | 1,560,000 | 1,275,456 | 2,835,456 |
| 2031 | 1,660,000 | 1,218,906 | 2,878,906 |
| 2032 | 1,765,000 | 1,158,731 | 2,923,731 |
| 2033 | 1,870,000 | 1,094,750 | 2,964,750 |
| 2034 | 1,985,000 | 1,026,963 | 3,011,963 |
| 2035 | 2,100,000 | 955,006 | 3,055,006 |
| 2036 | 2,205,000 | 878,881 | 3,083,881 |
| 2037 | 2,320,000 | 798,950 | 3,118,950 |
| 2038 | 2,435,000 | 714,850 | 3,149,850 |
| 2039 | 2,555,000 | 626,581 | 3,181,581 |
| 2040 | 2,680,000 | 533,963 | 3,213,963 |
| 2041 | 2,805,000 | 436,813 | 3,241,813 |
| 2042 | 2,940,000 | 335,131 | 3,275,131 |
| 2043 | 3,080,000 | 228,556 | 3,308,556 |
| 2044 | 3,225,000 | 116,906 | 3,341,906 |
| | <u>\$ 42,665,000</u> | <u>\$ 20,057,668</u> | <u>\$ 62,722,668</u> |

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver)
State of Colorado)
)

The undersigned **Nicole Maestas** being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are newspapers of general circulation that have been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

September 15, 2023

Nicole Maestas
Signature

Subscribed and sworn to before me this 20 day of September, 2023.

Kay C. Dapice
Notary Public

(SEAL)

KAY C. DAPICE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944012554
MY COMMISSION EXPIRES AUGUST 19, 2026

NOTICE OF PUBLIC HEARING ON THE PROPOSED 2024 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the REUNION METROPOLITAN DISTRICT (the "District"), will hold a meeting via teleconference on September 18, 2023 at 6:00 P.M., for the purpose of conducting such business as may come before the Board including a public hearing on the 2024 Proposed Budget (the "Proposed Budget"). This meeting can be joined using the following teleconference information:

<https://teams.microsoft.com/l/meetup-join/19%3amNzRI%40hread.v2/0?context=%7b%22Tid%22%3a%224aa468e-93ba-4e03-a99f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdce-4fe5-980c-8ff3dccc70755%22%7d>

Or call in (audio only)
+1 720-547-5281, 346724177# United States, Denver
Phone Conference ID: 346 724 177#

NOTICE IS FURTHER GIVEN that the Proposed Budget has been submitted to the District. A copy of the Proposed Budget is on file in the office of the District Accountant, CliftonLarsonAllen LLP, 8390 E. Crescent Parkway, Suite 300, Greenwood Village, Colorado where the same is open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget at any time prior to final adoption of the Proposed Budget by the Board. This meeting is open to the public and the agenda and notice for any meeting may be obtained by visiting the District's website <https://www.reunionco.com>.

BY ORDER OF THE BOARDS OF DIRECTORS:
REUNION METROPOLITAN DISTRICT

/s/ CLIFTONLARSONALLEN LLP
District Manager

Published in: *The Denver Post*
Published on: September 15, 2023

Please note: The Denver Post will no longer be issuing paper tears. They will only be a digital copy.