

## 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 RIDGE 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](mailto:Matt.urkoski@claconnect.com)

I, Matthew Urkoski, District Manager of the Reunion Ridge Metropolitan District No. 1 hereby certify that the attached is a true and correct copy of the 2025 budget.

By:



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Matthew Urkoski, District Manager

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1**  
**RESOLUTION TO ADOPT BUDGET**

WHEREAS, the Board of Directors (“**Board**”) of Reunion Ridge 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 Ridge Metropolitan District No. 1:

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

General Fund:	\$ 70,500
Capital Projects Fund:	<u>\$ 12,000,00</u>
Total	\$ 12,070,50

2. That estimated revenues are as follows:

<u>General Fund:</u>	
From unappropriated surpluses	\$ 243
From sources other than general property tax	\$ 70,542
From general property tax	<u>\$ 0</u>
Total	\$ 70,785

Capital Projects Fund:

From unappropriated surpluses	\$ 0
From general property tax	\$ 0
From sources other than general property tax	\$12,000,000
Total	\$12,000,000

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 Ridge 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:	\$ 70,500
Capital Projects Fund:	\$ 12,000,000
Total	\$ 12,070,500

ADOPTED this 6<sup>th</sup> day of December, 2024.

REUNION RIDGE METROPOLITAN  
DISTRICT NO. 1

Signed by:  
By: Randy Bauer  
FBAC00B2A16846B...  
Bertrand Bauer, Chair

Attest:

DocuSigned by:  
Heidi Moore  
5B6DA1FCB567405...  
Heidi Moore, Secretary

**CERTIFICATION OF 2025 BUDGET**  
**OF REUNION RIDGE 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 Ridge 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 Ridge Metropolitan District No. 1, Adams County, Colorado, this 6<sup>th</sup> day of December, 2024.

Signed by:  
  
FBAC90B2A46846B...  
\_\_\_\_\_  
Bertrand Bauer, Chair

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**REUNION RIDGE METROPOLITAN 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	\$ (33,465)	\$ (13,679)	\$ 243
REVENUES			
Developer advance	213,026	6,819,725	70,500
Transfer from RRMD No. 2	81	66	12,000,042
Total revenues	<u>213,107</u>	<u>6,819,791</u>	<u>12,070,542</u>
Total funds available	<u>179,642</u>	<u>6,806,112</u>	<u>12,070,785</u>
EXPENDITURES			
General Fund	46,940	38,333	70,500
Capital Projects Fund	146,381	6,767,536	12,000,000
Total expenditures	<u>193,321</u>	<u>6,805,869</u>	<u>12,070,500</u>
Total expenditures and transfers out requiring appropriation	<u>193,321</u>	<u>6,805,869</u>	<u>12,070,500</u>
ENDING FUND BALANCES	<u>\$ (13,679)</u>	<u>\$ 243</u>	<u>\$ 285</u>
EMERGENCY RESERVE	\$ 100	\$ 100	\$ 100
TOTAL RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 100</u>

No assurance provided. See summary of significant assumptions.

**REUNION RIDGE METROPOLITAN 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
Certified Assessed Value	\$	10	\$	10	\$	10

**MILL LEVY**

Total mill levy	0.000	0.000	0.000	0.000
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**PROPERTY TAXES**

Budgeted property taxes	\$	-	\$	-	\$	-
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**BUDGETED PROPERTY TAXES**

General	\$	-	\$	-	\$	-
	\$	-	\$	-	\$	-



**REUNION RIDGE METROPOLITAN 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	\$ (5,633)	\$ (6,490)	\$ 243
REVENUES			
Developer advance	46,002	45,000	70,500
Transfer from RRMD No. 2	81	66	42
Total revenues	<u>46,083</u>	<u>45,066</u>	<u>70,542</u>
Total funds available	<u>40,450</u>	<u>38,576</u>	<u>70,785</u>
EXPENDITURES			
General and administrative			
Accounting	13,980	14,000	17,000
Auditing	-	-	7,000
Dues and Membership	525	541	2,500
Insurance	7,088	6,292	7,500
District management	8,868	7,500	15,000
Legal	13,081	10,000	17,000
Miscellaneous	75	-	500
Election	3,323	-	4,000
Total expenditures	<u>46,940</u>	<u>38,333</u>	<u>70,500</u>
Total expenditures and transfers out requiring appropriation	<u>46,940</u>	<u>38,333</u>	<u>70,500</u>
ENDING FUND BALANCES	<u>\$ (6,490)</u>	<u>\$ 243</u>	<u>\$ 285</u>
EMERGENCY RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 100</u>
TOTAL RESERVE	<u>\$ 100</u>	<u>\$ 100</u>	<u>\$ 100</u>

No assurance provided. See summary of significant assumptions.

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

1/23/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (27,832)	\$ (7,189)	\$ -
REVENUES			
Developer advance	167,024	6,774,725	-
Transfer from RRMD No. 2	-	-	12,000,000
Total revenues	<u>167,024</u>	<u>6,774,725</u>	<u>12,000,000</u>
Total funds available	<u>139,192</u>	<u>6,767,536</u>	<u>12,000,000</u>
EXPENDITURES			
General and Administrative			
Accounting	-	-	10,000
Legal	3,417	10,000	10,000
Contingency	-	-	82,671
Capital Projects			
Repay developer advance	-	-	7,604,377
Reunion Ridge Filing 4 and 5	-	600,000	1,858,040
Reunion Ridge Phase 2	142,964	6,157,536	-
Reunion Ridge Filing 2 and 3 Landscaping and Irrigation	-	-	2,434,912
Total expenditures	<u>146,381</u>	<u>6,767,536</u>	<u>12,000,000</u>
Total expenditures and transfers out requiring appropriation	<u>146,381</u>	<u>6,767,536</u>	<u>12,000,000</u>
ENDING FUND BALANCES	<u>\$ (7,189)</u>	<u>\$ -</u>	<u>\$ -</u>

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
2025 BUDGETS  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Reunion Ridge 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 Ridge Metropolitan District Nos. 2, 3, and 4.

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 2025. 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.

**Intergovernmental Transfers**

The District will provide certain operation, maintenance and administrative services benefitting Reunion Ridge Metro District No. 2. The District will pay all costs of such services through the imposition of property taxes and transferring the net tax revenues to the District. District No. 2 will also transfer bond proceeds to pay for capital projects.

**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.

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
2025 BUDGETS  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures – (continued)**

**Capital Outlay**

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

**Debt and Leases**

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

	Balance at December 31, 2023	Additions	Retirements	Balance at December 31, 2024	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 96,519	\$ 45,000	\$ -	\$ 141,519	\$ -
Developer Advance - Capital	546,966	6,774,725	-	7,321,691	-
Accrued Interest on:					
Accrued Interest - Operating	7,016	8,589	-	15,605	-
Accrued Interest - Capital	56,917	225,769	-	282,686	-
<b>Total Long-Term Obligations</b>	<b>\$ 707,418</b>	<b>\$ 7,054,083</b>	<b>\$ -</b>	<b>\$ 7,761,501</b>	<b>\$ -</b>

	Balance at December 31, 2024	Additions	Retirements	Balance at December 31, 2025	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 141,519	\$ 70,500	\$ -	\$ 212,019	\$ -
Developer Advance - Capital	7,321,691	-	7,321,691	-	-
Accrued Interest on:					
Accrued Interest - Operating	15,605	13,053	-	28,658	-
Accrued Interest - Capital	282,686	-	282,686	-	-
<b>Total Long-Term Obligations</b>	<b>\$ 7,761,501</b>	<b>\$ 83,553</b>	<b>\$ 7,604,377</b>	<b>\$ 240,677</b>	<b>\$ -</b>

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. The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

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

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of Adams County, Colorado.

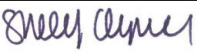
**On behalf of the** Reunion Ridge Metropolitan District No. 1,  
(taxing entity)<sup>A</sup>  
**the** Board of Directors,  
(governing body)<sup>B</sup>  
**of the** Reunion Ridge Metropolitan District No. 1,  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 10 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 10 (NET<sup>G</sup> 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 <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	0.000 mills	\$ 0
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	0.000 mills	\$ 0
3. General Obligation Bonds and Interest <sup>J</sup>	_____ mills	\$ _____
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> <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  
 (print)  
 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.*

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- 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<sup>K</sup>:**

- 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

Public Notice

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

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

NOTICE IS HEREBY GIVEN that the Boards of Directors (the "Boards") of the REUNION RIDGE 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\\_NDNhODZIZDYtODdINy00NWZkLTg5MGUcYU00TU2Y2MyZjBj%40thread.v2?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dccc70755%22%2d](https://teams.microsoft.com/join/19%3ameeting_NDNhODZIZDYtODdINy00NWZkLTg5MGUcYU00TU2Y2MyZjBj%40thread.v2?context=%7b%22Tid%22%3a%224aaa468e-93ba-4ee3-ab9f-6a247aa3ade0%22%2c%22Oid%22%3a%2278e91a46-bdcc-4fe5-980c-8ff3dccc70755%22%2d)  
Meeting ID: 211 817 371 511  
Passcode: Qm8wMB

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

**AFFIDAVIT OF PUBLICATION**

State of Colorado        }  
County of Adams        } ss

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.

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.

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.reunionridgemd.com>.



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

For the Commerce City Sentinel Express

/s/ CLIFTONLARSONALLEN LLP  
District Manager

State of Colorado        }  
County of Adams        } ss

Legal Notice No. CCX1466  
First Publication: November 21, 2024  
Last Publication: November 21, 2024  
Publisher: Commerce City Sentinel Express

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.

20134029363-030331  
\_\_\_\_\_  
Jean Schaffer  
Notary Public  
My commission ends January 16,  
2028

