

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1**  
**REUNION RIDGE METROPOLITAN DISTRICT NO. 2**  
**COMMERCE CITY, COLORADO**  
**2024 ANNUAL REPORT**

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

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

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

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

Pursuant to Section 32-1-207(3)(c)(I), C.R.S., and Section VII.A. of the Consolidated Service Plan for the Reunion Ridge Metropolitan District Nos. 1 to 4, an annual report for the preceding calendar year (the “**Report**”) is required to be filed no later than July 1<sup>st</sup> of each year with the City Clerk and Community Development Department for Commerce City, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, the County Clerk and Recorder for Adams County, Colorado. Pursuant to Section 32-1-104(3), C.R.S., the Board of Directors of the Reunion Ridge Metropolitan District Nos. 3 and 4 each adopted a Resolution declaring such Districts inactive and have remained on inactive status through the entire reporting period and not required to file an annual report. The following Report is submitted on behalf of the Reunion Ridge Metropolitan District Nos. 1 and 2 (the “**Districts**”).

For the year ending December 31, 2024, the Districts makes the following report:

1. **Boundary changes made or proposed to the Districts’ boundaries:** There were no changes made to the Districts’ boundaries during fiscal year 2024.
2. **Intergovernmental agreements entered into, terminated or proposed:** There were no intergovernmental agreements entered into, terminated or proposed during fiscal year 2024.
3. **Access information to obtain a copy of the Rules and Regulations:** The Districts have not adopted rules and regulations as of December 31, 2024.
4. **A summary of any litigation involving public improvements by the Districts:** The Districts are not aware of any litigation involving public improvements.

5. **Status of the Districts' construction of public improvements:** The status of the construction of public improvements within District Nos. 1 and 2 during fiscal year 2024 is shown on the attached **Exhibit A**.
6. **List of facilities or improvements constructed by the Districts that were conveyed to the City:** There were no facilities or improvements constructed by the Districts that were conveyed to the City during fiscal year 2024.
7. **Final Assessed Value of Taxable Property within the Districts' boundaries as of December 31, 2024:**

The 2024 total assessed value of taxable property within the boundaries of each of the Districts is \$10 for District No. 1; and \$450 for District No. 2.

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

Attached as **Exhibit B-1** is a copy of District No. 1's Budget for the current fiscal year of 2025 and attached as **Exhibit B-2** is a copy of District No. 2's Budget for the current fiscal year of 2025.

9. **Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:**

Attached as **Exhibit C-1** is a copy of District No 1's audited financial statements for fiscal year 2024 and attached as **Exhibit C-2** is a copy of District No 2's Application for Audit Exemption for fiscal year 2024.

10. **Notice of any uncured defaults existing for more than 90 days under any debt instrument of the Districts:** No notices of any uncured default were issued during fiscal year 2024.
11. **The Districts' inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:** To the best of our actual knowledge, the Districts have been able to pay its obligations as they come due during fiscal year 2024.

Respectfully submitted this 26<sup>th</sup> day of June, 2025.

COCKREL ELA GLESNE GREHER &  
RUHLAND, P.C.



By: \_\_\_\_\_

Matthew P. Ruhland  
Attorney for Reunion Ridge Metropolitan  
District Nos. 1 and 2

**EXHIBIT A**

Status of District Nos. 1 and 2's Construction of Public Improvements

## Reunion Ridge Metropolitan District 1&2 Public Improvement Projects

Report Period: Calendar Year 2024

### Reunion Ridge Filings 2 & 3

Construction Summary:

Initial City acceptance walk was conducted on 5/29/25 for public improvements including streets and drainage. Punchlist completion is currently ongoing and Initial City acceptance anticipated July 2025.

- Total Roadway and Drainage Construction Costs completed in 2024= **\$3,594,886** (2025 YTD: \$4,079,026)

Initial South Adams County Water & Sanitation District (SACWSD) acceptance for public improvements including potable, irrigation and sanitary sewer was granted on 2/24/25.

- Total Potable, Non-Potable, and Sanitary Construction Costs completed in 2024 = **\$1,259,660** (2025 YTD: \$1,269,062)

Initial acceptance for the underdrain system improvements remains pending punchlist item completion. Initial acceptance is anticipated July 2025.

- Total Underdrain Construction Costs completed in 2024 = **\$33,354** (2025 YTD: \$41,274)

Initial acceptance for the Pond T improvements remains pending punchlist item completion. Initial acceptance is anticipated July 2025.

- Total Pond T Improvements Costs completed in 2024 = **\$377,756** (2025 YTD: \$385,868)

**EXHIBIT B-1**

2025 Budget for District No. 1

**EXHIBIT B-2**

2025 Budget for District No. 2

**EXHIBIT C-1**

Audit for fiscal year 2024 for District No. 1

The 2024 Audit has not yet been completed. This Annual Report will be amended and filed with the Audit once complete.

**EXHIBIT C-2**

Application for Audit Exemption for fiscal year 2024 for District No. 2