

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
SUMMARY  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/8/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (13,679)	\$ (723,434)	\$ -
REVENUES			
Developer advance	6,023,477	4,326,804	27,234,712
Transfer from RRMD No. 2	12	42	288
Total revenues	<u>6,023,489</u>	<u>4,326,846</u>	<u>27,235,000</u>
Total funds available	<u>6,009,810</u>	<u>3,603,412</u>	<u>27,235,000</u>
EXPENDITURES			
General Fund	55,918	153,500	85,000
Capital Projects Fund	6,677,326	3,449,912	27,150,000
Total expenditures	<u>6,733,244</u>	<u>3,603,412</u>	<u>27,235,000</u>
Total expenditures and transfers out requiring appropriation	<u>6,733,244</u>	<u>3,603,412</u>	<u>27,235,000</u>
ENDING FUND BALANCES	<u>\$ (723,434)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1**  
**PROPERTY TAX SUMMARY INFORMATION**  
**2026 BUDGET**  
**WITH 2024 ACTUAL AND 2025 ESTIMATED**  
**For the Years Ended and Ending December 31,**

12/8/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 10	\$ 10	\$ 10
Certified Assessed Value	\$ 10	\$ 10	\$ 10
 <b>MILL LEVY</b>			
Total mill levy	0.000	0.000	0.000
 <b>PROPERTY TAXES</b>			
Budgeted property taxes	\$ -	\$ -	\$ -
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/8/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (6,490)	\$ (2,398)	\$ -
REVENUES			
Developer advance	59,998	155,856	84,712
Transfer from RRMD No. 2	12	42	288
Total revenues	<u>60,010</u>	<u>155,898</u>	<u>85,000</u>
Total funds available	<u>53,520</u>	<u>153,500</u>	<u>85,000</u>
EXPENDITURES			
General and administrative			
Accounting	13,723	23,000	20,000
Auditing	-	5,900	6,500
Dues and Membership	540	544	750
Insurance	6,292	6,498	7,500
District management	10,785	18,300	18,000
Legal	24,340	90,000	27,500
Miscellaneous	45	1,758	1,750
Election	193	4,500	-
Website	-	3,000	3,000
Total expenditures	<u>55,918</u>	<u>153,500</u>	<u>85,000</u>
Total expenditures and transfers out requiring appropriation	<u>55,918</u>	<u>153,500</u>	<u>85,000</u>
ENDING FUND BALANCES	<u>\$ (2,398)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
CAPITAL PROJECTS FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

12/8/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (7,189)	\$ (721,036)	\$ -
REVENUES			
Developer advance	5,963,479	4,170,948	27,150,000
Transfer from RRMD No. 2	-	-	-
Total revenues	<u>5,963,479</u>	<u>4,170,948</u>	<u>27,150,000</u>
Total funds available	<u>5,956,290</u>	<u>3,449,912</u>	<u>27,150,000</u>
EXPENDITURES			
General and Administrative			
Accounting	-	5,000	10,000
Legal	13,688	10,000	10,000
Contingency	-	-	76,275
Capital Projects			
Repay developer advance	-	-	-
Reunion Ridge Filing 4 and 5	-	1,000,000	27,053,725
Reunion Ridge Amenity Site	-	-	-
Reunion Ridge Phase 2	6,663,638	-	-
Reunion Ridge Filing 2 and 3 Landscaping and Irrigation	-	2,434,912	-
Total expenditures	<u>6,677,326</u>	<u>3,449,912</u>	<u>27,150,000</u>
Total expenditures and transfers out requiring appropriation	<u>6,677,326</u>	<u>3,449,912</u>	<u>27,150,000</u>
ENDING FUND BALANCES	<u>\$ (721,036)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**REUNION RIDGE METROPOLITAN DISTRICT NO. 1  
2026 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 2026. 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.

**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  
2026 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, 2024	Additions	Retirements	Balance at December 31, 2025	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 156,517	\$ 155,856	\$ -	\$ 312,373	\$ -
Developer Advance - Capital	6,510,445	4,170,948	-	10,681,393	-
Accrued Interest on:					
Accrued Interest - Operating	14,705	17,000	-	31,705	-
Accrued Interest - Capital	265,902	658,511	-	924,413	-
Total Long-Term Obligations	<u>\$ 6,947,569</u>	<u>\$ 5,002,315</u>	<u>\$ -</u>	<u>\$ 11,949,884</u>	<u>\$ -</u>

	Balance at December 31, 2026	Additions	Retirements	Balance at December 31, 2027	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 312,373	\$ 84,712	\$ -	\$ 397,085	\$ -
Developer Advance - Capital	10,681,393	27,150,000	-	37,831,393	-
Accrued Interest on:					
Accrued Interest - Operating	31,705	21,764	-	53,469	-
Accrued Interest - Capital	924,413	1,843,847	-	2,768,260	-
Total Long-Term Obligations	<u>\$ 11,949,884</u>	<u>\$ 29,100,323</u>	<u>\$ -</u>	<u>\$ 41,050,207</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. 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.**