

**REUNION METROPOLITAN DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

**REUNION METROPOLITAN DISTRICT
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YEAR ENDED DECEMBER 31, 2020**


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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors

Reunion Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Reunion Metropolitan District (the District) as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Reunion Metropolitan District, as of December 31, 2020, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Reunion Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Reunion Metropolitan District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Reunion Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Reunion Metropolitan District's ability to continue as a going concern for a reasonable period of time.

Other Matters

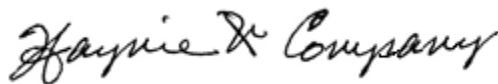
Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Reunion Metropolitan District's basic financial statements. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information as listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Littleton, Colorado
July 12, 2021

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

The management of Reunion Metropolitan District (the District) offers the readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2020.

The Management Discussion and Analysis (MD&A) focuses on the presentation of the financial statements and the related activities in two distinct ways: 1) the review of government-wide financials that reflect the overall assets and activity of the government including the District's capital assets and long term debt obligations, and 2) the more traditional view of the governmental funds that have been established to account for specific activities of the District.

This MD&A will provide a quick look at the highlights of each of these presentations, a more definitive view of what comprises each of these presentations, and a more detailed analysis of each of the presentations, key components and the changes that occurred during 2020.

Financial Highlights

Government-wide financial statement highlights include:

- The assets of the District exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$55,996,472 (net position).
- Of the net position:
 - \$49,744,741 is the net investment in the District's capital assets, related to the acquisition of the assets.
 - The District has restricted a portion of the remaining net position as follows: \$432 is restricted for capital projects as the result of unexpended resources, \$524,887 is assigned for HOA related activity, and \$640,104 for recreation center operations.
 - After considering the above restrictions, the District has unrestricted net position in the amount of \$5,086,308.
- The District's total long-term liabilities increased by \$263,897:
 - The District incurred \$634,000 of interest on the Bonds.
 - The District paid \$343,195 of interest on the developer advances during the current fiscal year. The interest rate is 6.5%.
 - The District's obligation for compensated absences increased from \$27,490 to \$41,580 as of December 31, 2020.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

- The government's total net position increased from 2019 to 2020 by \$40,383,654 under the full accrual method:
 - Program revenues increased from the prior year by \$37,922,117 primarily due to transfers from North Range MD No. 3 bond proceeds for capital expenditures. Expenses increased \$409,774 from the prior year primarily as a result of increased costs in District property maintenance. Depreciation expense was \$554,612 and interest and related costs on long-term obligations were \$975,146. Depreciation expense relates to noncash activities; therefore, refer to the fund financial statement highlights below for analysis more closely related to cash inflows and outflows.

Fund financial statement highlights include:

- As of the close of the current fiscal year, the District's governmental funds reported a combined ending fund balance of \$6,293,311.
- The restricted, assigned and unassigned amounts of \$433, \$1,336,640 and \$4,902,267 respectively, are available for spending at the District's discretion. They are comprised of:
 - During 2020, the General Fund received \$2,604,997 in revenues, offset with \$2,570,578 in expenditures; thereby, the net increase in fund balance for the year was \$34,419, resulting in an ending fund balance of \$456,347. \$53,971 is nonspendable and represents prepaid expenses at year end. \$171,649 of the ending fund balance is assigned for subsequent year's expenditures and \$230,727 is unassigned.
 - The Special Revenue Fund - Rec Center received \$762,763 in revenues during 2020, and expended \$664,874. This resulted in a net fund balance increase of \$97,889, with a remaining fund balance available for future use of \$640,104.
 - The Special Revenue Fund - HOA received \$285,699 in revenues during the current year, and incurred \$204,764 of expenditures; resulting in a net fund balance increase of \$80,935. The ending fund balance available is \$524,887.
 - The Debt Service Fund has an ending fund balance of \$1, which is restricted for future debt service payments.
 - The Capital Projects Fund has an ending fund balance of \$4,671,972, of which \$432 is assigned to future capital projects.

Overview of the Financial Statements

Management's discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplemental information in addition to the basic financial statements.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in the net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

The statement of activities presents information showing how the District's net assets changed during the current year. All changes in the net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenue and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years.

Both of the government-wide financial statements identify functions of the District that are principally to be supported by taxes and intergovernmental revenues (i.e. governmental activities).

The government-wide financial statements can be found on pages 1 – 2 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for each of the funds – general, two special revenue, and capital projects – all of which are considered to be major funds.

The District adopts an annual appropriated budget for each fund. Budgetary comparison statements have been provided for the general and special revenue funds in the basic financial statements to demonstrate compliance with the budget.

The basic governmental fund financial statements and reconciliation to the government-wide financial statements can be found on pages 3–8 of this report.

Notes to financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to financial statements can be found on pages 9–25 of this report.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

Supplementary information. The supplementary information provided in this report after the basic financial statements includes a schedule of revenues, expenditures, and changes in fund balances, budget and actual comparison, for the debt service fund and capital projects fund. These schedules can be found on pages 27-28 of this report.

Governmental Activities Financial Analysis

Net position may serve over time as a useful indicator of a government's financial position. In the case of the District, assets exceeded liabilities and deferred inflows of resources by \$40,246,355 at the close of the most recent fiscal year.

Net Position

	Governmental Activities		Increase (Decrease)
	2020	2019	
Assets			
Current and Other Assets	\$ 8,990,750	\$ 2,309,779	\$ 6,680,971
Capital Assets	67,637,786	34,325,891	33,311,895
Total Assets	76,628,536	36,635,670	39,992,866
Liabilities			
Current and Other Liabilities	2,434,464	3,268,403	(833,939)
Long-Term Liabilities	17,934,625	17,670,728	263,897
Total Liabilities	20,369,089	20,939,131	(570,042)
Deferred Inflows of Resources			
Deferred Revenue	262,975	83,721	179,254
Total Deferred Inflows of Resources	262,975	83,721	179,254
Net Position			
Net Investment in Capital Assets	49,744,741	15,388,236	34,356,505
Restricted	1,165,423	1,038,710	126,713
Unrestricted	5,086,308	(814,128)	5,900,436
Total Net Position	\$ 55,996,472	\$ 15,612,818	\$ 40,383,654

The most significant portion of the District's net position (89%) represents the District's investment in capital assets (e.g. land, buildings, infrastructure, machinery, and equipment) net of the outstanding debt used to acquire those assets. The District acquired these capital assets in order to provide services to citizens. Consequently, these assets are not available for future spending.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

The District has an unrestricted net position in the amount of \$5,086,308. This amount can be used by the District to meet its ongoing obligations to citizens and creditors.

Change in Net Position

	Governmental Activities		Increase (Decrease)
	2020	2019	
Revenues			
Program Revenues:			
Charges for Services	\$ 1,012,884	\$ 1,194,968	\$ (182,084)
Operating Grants and Contributions	2,717,756	2,151,775	565,981
Capital Grants and Contributions	42,899,036	5,360,816	37,538,220
General Revenues:			
Investment Income	7,919	66,820	(58,901)
Other	200,106	71,585	128,521
Total Revenues	46,837,701	8,845,964	37,991,737
Expenses			
General Government	439,796	357,725	82,071
Parks and Recreation	3,250,609	2,908,966	341,643
HOA Management	204,764	249,363	(44,599)
Intergovernment - Public works	1,583,732	1,699,253	(115,521)
Interest and Related Costs on Long-Term Debt	975,146	828,966	146,180
Total Expenses	6,454,047	6,044,273	409,774
CHANGE IN NET POSITION	40,383,654	2,801,691	37,581,963
Net Position - Beginning of Year	15,612,818	12,811,127	2,801,691
NET POSITION - END OF YEAR	\$ 55,996,472	\$ 15,612,818	\$ 40,383,654

The District's net position increased by \$40,383,654 during the current fiscal year. Intergovernmental revenues, which primarily consist of property taxes transferred from North Range Metropolitan District No. 1 and No. 2, are accounted for as operating grants and contributions. Charges for services include fees collected for Recreation Center and HOA related activities. Capital grants and contributions include system development fees and a 33% share of sales and use taxes and permit fees from the city of Commerce City, and property taxes transferred from North Range Metropolitan District No. 1.

Governmental Funds Financial Analysis

As noted earlier, the District used fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund balance of \$6,293,311, all of which constitutes an assigned, unassigned, restricted, or nonspendable fund balance, which is available for spending at the government's discretion within the parameters established for each fund.

The General Fund is the chief operating fund of the District. At the end of the current fiscal year, an assigned fund balance of \$171,649, unassigned fund balance of \$230,727 and nonspendable fund balance of \$53,971 was held in the General Fund.

The Special Revenue - Rec Center Fund is used for expenditures related to the Reunion Recreation Center. At the end of the current fiscal year, an assigned fund balance of \$640,104 was held in the fund.

The Special Revenue - HOA Fund is used for expenditures related to the contractual management of the Reunion Homeowners Association. At the end of the current fiscal year, an assigned fund balance of \$524,887 was held in the fund.

The Debt Service Fund is used for future debt service payments. At the end of the year, a restricted fund balance of \$1 was held in the fund.

The Capital Projects Fund is used for future construction of infrastructure and other capital-related activities. At year-end total fund balance is \$4,671,972, of which \$432 is restricted.

General Fund Budgetary Highlights

The District prepares its budget on the modified accrual basis of accounting to recognize the fiscal impact of debt issuance, sales of assets and debt repayments, as well as capital outlay, in addition to operations and non-operating revenue and contributions. Depreciation is not reflected on the budget since it does not affect funds available. This budgetary accounting is required by State statutes.

Capital Assets and Debt Administration

Capital assets. The District had \$67,637,786 invested in net capital assets for its governmental activities for the year ended December 31, 2020. This investment in capital assets, which is net of accumulated depreciation, includes land improvement for parks and arterial landscape, roadway improvements, and storm drainage facilities.

There was capital activity during 2020, with \$33,487,613 in total capital outlay. Additional information on the District's capital assets can be found within Note 4 of this report.

Debt administration. During 2017, the District issued Series 2017 Subordinate Bond (Nonrated, 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 at 4% and are payable beginning December 15, 2017 based on available cash flow from excess revenues generated from the North Range 1 and 2 developments. During 2018, the District approved the First Supplemental Trust Indenture increasing the amount to be deposited to the Project Fund from \$5,000,000 to \$10,200,000. No payments will be made on the Bonds until \$10,200,000 in excess revenues have been generated to fund certain capital improvements.

Additional information on the District's long-term obligations can be found within Note 5 of this report.

**REUNION METROPOLITAN DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEAR ENDED DECEMBER 31, 2020**

Next Year's Budget and Rates

The District has appropriated \$2,899,979 in the General Fund for spending in the 2021 fiscal year. It is intended that fund balance plus transfers from the North Range Metropolitan District Nos. 1 – 4 will be sufficient to cover these expenditures.

Request for Information

Management's discussion and analysis is designed to provide a general overview of the District's finances. Questions concerning any of the information provided within this report or requests for additional information should be addressed to:

District Accountant of Reunion Metropolitan District
8390 East Crescent Parkway, Suite 300
Greenwood Village, CO 80111

BASIC FINANCIAL STATEMENTS

**REUNION METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2020**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 1,758,657
Cash and Investments - Restricted	3,267,959
Accounts Receivable	3,470,305
Due From Other Governments	439,858
Prepaid and Other Assets	53,971
Capital Assets, Not Being Depreciated	57,473,868
Capital Assets, Net of Accumulated Depreciation	10,163,918
Total Assets	76,628,536
LIABILITIES	
Accounts Payable	1,420,828
Retainage Payable	563,878
Accrued Wages	8,306
Customer Deposits	9,018
Due to Other Governments	432,434
Noncurrent Liabilities	
Due In More Than One Year	17,934,625
Total Liabilities	20,369,089
DEFERRED INFLOWS OF RESOURCES	
Deferred Revenue	262,975
Total Deferred Inflows of Resources	262,975
NET POSITION	
Net Investment in Capital Assets	49,744,741
Restricted For:	
Capital Projects	432
HOA Fund	524,887
Recreation Center	640,104
Unrestricted	5,086,308
Total Net Position	\$ 55,996,472

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

ASSETS	General	Special Revenue Rec Center	Special Revenue HOA	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 343,315	\$ 848,574	\$ 566,768	\$ -	\$ -	\$ 1,758,657
Cash and Investments - Restricted	-	-	-	1	3,267,958	3,267,959
Accounts Receivable, Net of Allowance	3,356	39,719	30,142	-	3,397,088	3,470,305
Prepaid Expenses	53,971	-	-	-	-	53,971
Due From Other Governments	148,330	-	-	-	291,528	439,858
Total Assets	\$ 548,972	\$ 888,293	\$ 596,910	\$ 1	\$ 6,956,574	\$ 8,990,750
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Payables						
Accounts	\$ 88,418	\$ 38,759	\$ 5,361	\$ -	\$ 1,288,290	\$ 1,420,828
Wages	4,207	4,099	-	-	-	8,306
Deposits	-	-	9,018	-	-	9,018
Due to Other Governments	-	-	-	-	432,434	432,434
Retainage Payable	-	-	-	-	563,878	563,878
Total Liabilities	92,625	42,858	14,379	-	2,284,602	2,434,464
DEFERRED INFLOWS OF RESOURCES						
Deferred Revenue	-	205,331	57,644	-	-	262,975
Total Deferred Inflows of Resources	-	205,331	57,644	-	-	262,975
FUND BALANCES						
Nonspendable	53,971	-	-	-	-	53,971
Restricted	-	-	-	1	432	433
Assigned	171,649	640,104 ¹	524,887 ²	-	-	1,336,640
Unassigned	230,727	-	-	-	4,671,540	4,902,267
Total Fund Balances	456,347	640,104	524,887	1	4,671,972	6,293,311
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 548,972	\$ 888,293	\$ 596,910	\$ 1	\$ 6,956,574	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

67,637,786

Long-term liabilities, are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable	(15,850,000)
Accrued Interest on Bonds Payable	(1,928,417)
Developer Advance Payable	(114,445)
Developer Advance Payable - Interest	(183)
Compensated Absences	(41,580)

Net Position of Governmental Activities

\$ 55,996,472

¹ - Rec Center fund balance is assigned for Rec Center operations and expenditures.

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2020**

	General	Special Revenue Rec Center	Special Revenue HOA	Debt Service	Capital Projects	Total Governmental Funds
REVENUES						
MLEPA Payments	\$ 2,354,631	\$ -	\$ -	\$ -	\$ 2,190,706	\$ 4,545,337
Alleyway Costs Reimbursement	3,000	-	-	-	-	3,000
Carriage Home (NRMD 1 & 2 Sub-District)	218,795	-	-	-	-	218,795
Recreation Fees	-	907,350	-	-	-	907,350
Recreation Fees Credit	-	(192,360)	-	-	-	(192,360)
Recreation Fees - Other	-	1,673	-	-	-	1,673
Program Fees	-	41,494	-	-	-	41,494
Assessment	-	-	254,727	-	-	254,727
Violations and Penalties	-	-	15,333	-	-	15,333
AR Processing Fee	-	-	4,050	-	-	4,050
Legal Fees Reimbursement	-	-	9,850	-	-	9,850
Transfer from NR2	-	-	-	-	55,869	55,869
Transfer from NR3	-	-	-	-	31,864,010	31,864,010
System Development Fees	-	-	-	-	1,252,500	1,252,500
Impact Fees - Commerce City	-	-	-	-	289,051	289,051
Sales/Use Tax/Permit Fees - Commerce City	-	-	-	-	1,053,057	1,053,057
Cost Reimbursement South Adams County	-	-	-	-	958,256	958,256
Cost Reimbursement Commerce City	-	-	-	-	5,409,409	5,409,409
Net Investment Income	1,562	1,818	1,739	-	2,800	7,919
Miscellaneous Income	27,009	2,788	-	-	160,459	190,256
Total Revenues	<u>2,604,997</u>	<u>762,763</u>	<u>285,699</u>	<u>-</u>	<u>43,236,117</u>	<u>46,889,576</u>
EXPENDITURES						
General Government	342,937	-	-	-	76,188	419,125
Intergovernmental	106,883	-	-	-	1,476,849	1,583,732
District Property Maintenance	2,120,758	-	-	-	-	2,120,758
Rec Center Operations	-	519,399	-	-	-	519,399
Pool Operations	-	29,656	-	-	-	29,656
Programs	-	105,571	-	-	-	105,571
Playground/Park Pavilion	-	2,859	-	-	-	2,859
Concession Building	-	7,389	-	-	-	7,389
HOA Operations	-	-	204,764	-	-	204,764
Capital Outlay	-	-	-	-	33,957,275	33,957,275
Total Expenditures	<u>2,570,578</u>	<u>664,874</u>	<u>204,764</u>	<u>-</u>	<u>35,510,312</u>	<u>38,950,528</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	34,419	97,889	80,935	-	7,725,805	7,939,048
OTHER FINANCING SOURCES (USES)						
Developer Advance	-	-	-	-	22,255,813	22,255,813
Developer Repayment (MLEPA)	-	-	-	-	(1,625,000)	(1,625,000)
Developer Advance Repayment	-	-	-	-	(22,528,622)	(22,528,622)
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,897,809)</u>	<u>(1,897,809)</u>
NET CHANGE IN FUND BALANCES	34,419	97,889	80,935	-	5,827,996	6,041,239
Fund Balances - Beginning of Year	<u>421,928</u>	<u>542,215</u>	<u>443,952</u>	<u>1</u>	<u>(1,156,024)</u>	<u>252,072</u>
FUND BALANCES - END OF YEAR	<u>\$ 456,347</u>	<u>\$ 640,104</u>	<u>\$ 524,887</u>	<u>\$ 1</u>	<u>\$ 4,671,972</u>	<u>\$ 6,293,311</u>

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020**

Net Change in Fund Balances - Governmental Funds \$ 6,041,239

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, net of depreciation, in the current period.

Capital Outlay	34,040,329
Depreciation	(554,612)
Transfer of Improvements from NRMD 2	(173,822)

The issuance of long-term debt (e.g., Developer advances, Bonds, capital leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Developer Advance	(22,255,813)
Developer Advance Repayment	23,811,557

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Developer Advances - Change in Liability	919
Accrued Interest on Bonds Payable - Change in Liability	(634,000)
Change in Compensated Absences	(14,090)
	(637,171)

Change in Net Position of Governmental Activities \$ 40,383,654

**REUNION METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
MLEPA Payment - NRMD1	\$ 1,706,081	\$ 1,716,050	\$ 1,716,074	\$ 24
MLEPA Payment - NRMD2	639,615	637,946	637,880	(66)
MLEPA Payment - NRMD3	588	567	530	(37)
MLEPA Payment - NRMD4	160	159	147	(12)
Net Investment Income	1,500	1,750	1,562	(188)
Alleyway Costs Reimbursement	3,000	3,000	3,000	-
Carriage Home (NRMD 1 & 2 Sub-District)	120,000	215,000	218,795	3,795
Miscellaneous Income	5,000	27,000	27,009	9
Total Revenues	<u>2,475,944</u>	<u>2,601,472</u>	<u>2,604,997</u>	<u>3,525</u>
EXPENDITURES				
General Operations and Administration	328,025	369,953	342,937	27,016
Intergovernmental	51,880	107,020	106,883	137
District Property Maintenance	2,330,973	2,273,027	2,120,758	152,269
Total Expenditures	<u>2,710,878</u>	<u>2,750,000</u>	<u>2,570,578</u>	<u>179,422</u>
NET CHANGE IN FUND BALANCE	(234,934)	(148,528)	34,419	182,947
Fund Balance - Beginning of Year	<u>323,495</u>	<u>421,928</u>	<u>421,928</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 88,561</u>	<u>\$ 273,400</u>	<u>\$ 456,347</u>	<u>\$ 182,947</u>

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND – REC CENTER
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Recreation Fees	\$ 889,200	\$ 907,350	\$ 18,150
Recreation Fee Credit	-	(192,360)	(192,360)
Recreation Fees - Other (Allowance for Fees Not Collected)	25,000 (5,000)	1,673 -	(23,327) 5,000
Program Fees	170,000	41,494	(128,506)
Net Investment Income	1,900	1,818	(82)
Miscellaneous Income	10,000	2,788	(7,212)
Total Revenues	<u>1,091,100</u>	<u>762,763</u>	<u>(328,337)</u>
EXPENDITURES			
Rec Center Operations	946,595	519,399	427,196
Reunion Park Pool Operations	187,227	24,442	162,785
Southlawn Pool Operations	155,227	5,214	150,013
Programs	169,162	105,571	63,591
Playground/Park Pavilion	5,000	2,859	2,141
Concession Building	17,100	7,389	9,711
Total Expenditures	<u>1,480,311</u>	<u>664,874</u>	<u>815,437</u>
NET CHANGE IN FUND BALANCE	(389,211)	97,889	487,100
Fund Balance - Beginning of Year	<u>491,841</u>	<u>542,215</u>	<u>50,374</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 102,630</u></u>	<u><u>\$ 640,104</u></u>	<u><u>\$ 537,474</u></u>

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
SPECIAL REVENUE FUND – HOA
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Assessment	\$ 250,000	\$ 254,727	\$ 4,727
Violations and Penalties	30,000	15,333	(14,667)
(Allowance for Fees Not Collected)	(15,000)	-	15,000
AR Processing Fee	15,000	4,050	(10,950)
HOA Other Fees	2,000	-	(2,000)
Legal Fees Reimbursement	15,000	9,850	(5,150)
Net Investment Income	3,000	1,739	(1,261)
Total Revenues	<u>300,000</u>	<u>285,699</u>	<u>(14,301)</u>
EXPENDITURES			
HOA Operations	<u>275,050</u>	<u>204,764</u>	<u>70,286</u>
Total Expenditures	<u>275,050</u>	<u>204,764</u>	<u>70,286</u>
NET CHANGE IN FUND BALANCE	24,950	80,935	55,985
Fund Balance - Beginning of Year	<u>431,833</u>	<u>443,952</u>	<u>12,119</u>
FUND BALANCE - END OF YEAR	<u>\$ 456,783</u>	<u>\$ 524,887</u>	<u>\$ 68,104</u>

See accompanying Notes to Basic Financial Statements.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1 DEFINITION OF REPORTING ENTITY

Reunion Metropolitan District (Reunion or District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Court Order and Decree of the District Court on December 27, 2000, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located within the City of Commerce City, Adams County, Colorado. The District was organized in conjunction with North Range Metropolitan District Nos. 1, 2, 3, 4 and 5 (collectively, NRMDs). Reunion and the NRMDs have entered into intergovernmental agreements whereby Reunion provides the construction for street improvements, storm drainage improvements, safety protection facilities, water and wastewater improvements, sanitation, park and recreation, transportation, and mosquito control. The service plan anticipates that Reunion will be responsible for managing the construction, operation and maintenance of such improvements and facilities and that the NRMDs will provide the necessary funding to Reunion.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are service fees and Commerce City sales and use taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue Funds are used to collect and disperse money designated for specific purposes due to legal or contractual agreements. The Special Revenue Funds are used to account for Recreation Center (Rec Center) revenues and the District's Homeowners Association (HOA) revenues.

The Debt Service Fund is used to account for the resources accumulated and payments made for principal, interest and other costs related to the Series 2017 Bonds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2020.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each funds' average equity balance in the total cash.

Property Taxes

Property taxes are levied by the District Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment, tap fees and water rights, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of invested in capital assets, net of related debt component of the District's net position.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Upon completion of construction, arterial street construction improvements, traffic signals, and certain storm drainage improvements are dedicated to the city of Commerce City and South Adams County Water and Sanitation District and are shown as a reduction to capital assets. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Park Infrastructure and Buildings	30 Years
Office Buildings and Recreation Centers	40 Years
Furniture, Machinery, and Equipment	3 to 10 Years

Compensated Absences

The District has a policy that allows employees to accumulate paid time off up to certain maximum hours or amounts. Compensated absences are accrued when incurred in the government-wide, financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The District's General Fund is used to liquidate compensated absences of the governmental activities.

Development Fees

Pursuant to the System Development Fee Resolution, the District has authorized and imposed a system development fee for residential, commercial, and industrial property owners. The fee, which is periodically reset, is designed to recover a portion of the estimated costs of the construction of arterial roadways, arterial landscaping, storm drainage facilities, and the park system. The fees are recorded as revenue when received.

Pursuant to the intergovernmental agreement with Commerce City, the District has authorized and imposed a City Credit Fee for residential, commercial, and industrial property owners equal to the road impact fee established by Commerce City. To the extent that the District expends funds for road projects that would otherwise be built by the city from proceeds of the road impact fee, the District is entitled to collect and retain the City Credit Fee.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 1,758,657
Cash and Investments - Restricted	<u>3,267,959</u>
Total Cash and Investments	<u><u>\$ 5,026,616</u></u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 659,210
Investments	<u>4,367,406</u>
Total Cash and Investments	<u><u>\$ 5,026,616</u></u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2020, the District's cash deposits had a bank balance and a carrying balance of \$659,210.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	\$ 4,367,406

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. treasury securities and repurchase agreements collateralized by U.S. treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2020 follows:

	Balance at December 31, 2019	Additions	Transfers and Retirements	Balance at December 31, 2020
Capital Assets, Not Being Depreciated:				
Land and Land Improvements Public Infrastructure to be Dedicated	\$ 10,558,733	\$ -	\$ -	\$ 10,558,733
Tap Fees and Water Rights Construction in Process	2,736,146	1,896	-	2,738,042
	1,615,000	-	-	1,615,000
	<u>8,812,136</u>	<u>33,925,675</u>	<u>175,718</u>	<u>42,562,093</u>
Total Capital Assets, Not Being Depreciated	23,722,015	33,927,571	175,718	57,473,868
Capital Assets, Being Depreciated:				
Buildings	5,692,652	15,000	-	5,707,652
Underdrain	115,823	31,600	-	147,423
Park System Improvements Other Than Buildings	10,178,956	52,888	-	10,231,844
Machinery and Equipment	<u>412,327</u>	<u>15,166</u>	<u>-</u>	<u>427,493</u>
Total Capital Assets, Being Depreciated	16,399,758	114,654	-	16,514,412
Less: Accumulated Depreciation For:				
Buildings	(2,191,948)	(153,910)	-	(2,345,858)
Underdrain	(10,196)	(6,581)	-	(16,777)
Park System Improvements Other Than Buildings	(3,262,022)	(363,569)	-	(3,625,591)
Machinery and Equipment	<u>(331,716)</u>	<u>(30,552)</u>	<u>-</u>	<u>(362,268)</u>
Total Accumulated Depreciation	(5,795,882)	(554,612)	-	(6,350,494)
Total Capital Assets, Being Depreciated, Net	<u>10,603,876</u>	<u>(439,958)</u>	<u>-</u>	<u>10,163,918</u>
Governmental Activities Capital Assets, Net	<u>\$ 34,325,891</u>	<u>\$ 33,487,613</u>	<u>\$ 175,718</u>	<u>\$ 67,637,786</u>

Public infrastructure to be dedicated includes those projects that are to be dedicated to Commerce City or South Adams Water and Sanitation District upon completion of construction and the appropriate acceptance.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 4 CAPITAL ASSETS (CONTINUED)

Depreciation expense was charged to functions/programs as follows:

Governmental Activities:	
Parks	\$ 392,480
Recreation	155,551
General	<u>6,581</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 554,612</u>

NOTE 5 LONG-TERM OBLIGATIONS

The District's outstanding long-term obligations at December 31, 2020, were as follows:

	Balance at December 31, 2019	Additions	Reductions	Balance at December 31, 2020	Due Within One Year
Bonds Payable:					
Series 2017	\$ 15,850,000	\$ -	\$ -	\$ 15,850,000	\$ -
Accrued Interest on:					
Bonds Payable	<u>1,294,417</u>	<u>634,000</u>	<u>-</u>	<u>1,928,417</u>	<u>-</u>
Subtotal of Bonds Payable	<u>17,144,417</u>	<u>634,000</u>	<u>-</u>	<u>17,778,417</u>	<u>-</u>
Other Debts:					
Developer Advance Payable	1,791,006	22,255,813	23,932,374	114,445	-
Compensated Absences	27,490	14,090	-	41,580	-
Accrued Interest on:					
Developer Advance Interest	<u>2,232</u>	<u>341,146</u>	<u>343,195</u>	<u>183</u>	<u>-</u>
Subtotal of Other Debts	<u>1,820,728</u>	<u>22,611,049</u>	<u>24,275,569</u>	<u>156,208</u>	<u>-</u>
Total Long-Term Obligations	<u>\$ 18,965,145</u>	<u>\$ 23,245,049</u>	<u>\$ 24,275,569</u>	<u>\$ 17,934,625</u>	<u>\$ -</u>

Series 2017 Subordinate Bonds

On June 30, 2017, the District issued Subordinate Revenue Bonds in the original par amount of \$16,600,000 with the final par amount being \$21,600,000. The Bonds bear Interest at 4.00%. Interest is payable annually on December 15, beginning on December 15, 2017, through and including the maturity date of December 15, 2047. Interest is calculated on the basis of a 360-day year of twelve 30-day months. Interest is payable to the extent of pledged revenue available on each December 15. The Bonds are secured by and payable solely from Pledged Revenue, consisting of monies derived by the District from the following sources: (i) Surplus Debt Mill levy Revenues as defined by the MLEPA, (ii) System Development Fee Revenues not otherwise pledged to the NRMD Districts, (iii) City Credit Fee Revenues, (iv) Use Tax revenues, and (v) Surplus Sales Tax Revenues. At this time, the schedule of repayments on the Series 2017 Bonds is unknown and will be made when cash flow is available. With the issuance of these Bonds, the District assumed and paid the developer advance liability of NRMD 2 under the Amended and Restated Advance and

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2017 Subordinate Bonds (Continued)

Reimbursement Agreement between Shea Homes and NRMD 2, dated July 3, 2007. The total amount outstanding as of June 30, 2017 was \$10,236,429. \$9,629,586 was paid and \$606,843 was forgiven. Additionally, the District repaid amounts due and owing under the 2016 Amended and Restated Facilities Acquisition Agreement.

On December 18, 2018, the District approved the First Supplemental Trust Indenture in order to increase the amount of pledged revenues to be deposited into the NRMD 2 Project Fund from \$5,000,000 to \$10,200,000. No payments will be made on the Bonds until \$10,200,000 in excess revenues have been generated to fund capital improvements. Through December 31, 2020, the District has deposited \$7,170,470 of pledged revenues into the NRMD 2 Project Fund.

Authorized Debt

On November 7, 2000, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness in an amount not to exceed \$1,036,000,000 at an interest rate not to exceed 18% per annum. Per the Service Plan, the District is permitted to issue bond indebtedness of up to \$280,000,000. The District has \$258,400,000 of authorization remaining.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

Amended and Restated Facilities Acquisition Agreement

On August 2, 2016, the District and the Developer entered into an Amended and Restated Facilities Acquisition Agreement (the Facilities Acquisition Agreement), pursuant to which the Developer has agreed to either advance funds to the District to finance construction of Public Improvements to serve the North Range Districts or to construct such Public Improvements. The District has agreed to reimburse the Developer for such advances or construction and, where applicable, to acquire the Public Improvements constructed by the Developer subject to and in accordance with the terms of the Facilities Acquisition Agreement.

The Facilities Acquisition Agreement provides that the District will reimburse the Developer for all costs eligible for reimbursement by the District which are advanced by the Developer or incurred by the Developer in connection with the public Improvements, together with simple interest accrued at a rate equal to the Municipal Market Data (MMD) BAA 30-year index, plus 5%, not to exceed a maximum interest rate of 8% simple interest, as determined at the time at which such repayment obligation is incurred.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

Amended and Restated Facilities Acquisition Agreement (Continued)

The District is required to fund such reimbursement amounts either from the proceeds of bonds issued by one or more of the Districts or from other revenues of the District not otherwise required for reasonable operating costs of the District. The Facilities Acquisition Agreement provides that any mill levy certified by the District and/or the North Range Districts for the purposes of repaying costs thereunder may not exceed the Equalization Mill Levy, as defined in MLEPA, less amounts needed to service existing debt of the District and/or the North Range Districts. The Facilities Acquisition Agreement states that such mill levy limitation applies only to the extent that the District and/or the North Range Districts certify a mill levy to directly repay repayment obligations thereunder, and does not apply as a limit on any mill levy that may be pledged to any loans, bonds or reimbursement debt obligations unless specifically set forth in documents authorizing such instruments. All amounts owed by the District pursuant to the Facilities Acquisition Agreement are subject to annual appropriation by the District, unless the District determines to issue a reimbursement debt obligation with respect to any repayment obligation. As of December 31, 2020, no amounts are due and owing to the Developer as all amounts were paid prior to year-end.

Funding and Reimbursement Agreement

On December 19, 2017, the District and Clayton Properties Group II, Inc. (the New Developer) entered into a Funding and Reimbursement Agreement, pursuant to which the New Developer has agreed to advance funds to the District to finance construction of Public Improvements to serve the North Range Districts. The District has agreed to reimburse the New Developer for such advances and, where applicable, to acquire the Public Improvements constructed by the New Developer subject to and in accordance with the terms of the Funding and Reimbursement Agreement.

The New Developer has agreed to advance the District an amount up to \$58,228,708 through December 31, 2022 (the Loan Obligation Termination Date). The Loan Obligation Termination Date shall automatically extend for one additional year thereafter unless the New Developer provides written notice of termination to the District.

The District will reimburse the New Developer for all costs advanced by the New Developer with simple interest accrued at 6.5% annually. The District intends to repay any advances made under this Agreement from ad valorem taxes, fees, or other legally available revenues of the District, net of any debt services or current operations and maintenance costs of the District. The ad valorem taxes available to the District for the purpose of repaying advances shall not exceed the mill levy allowed pursuant to the Mill Levy Equalization and Pledge Agreement. As of December 31, 2020, outstanding advances under the agreement totaled \$114,445 and accrued interest totaled \$183.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 6 NET POSITION

The District has net position consisting of three components - net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2020, the District had the following net investment in capital assets, calculated as follows:

Capital Assets, Net:	\$ 67,637,786
Noncurrent Portion of Outstanding Long-Term Obligations	(17,893,045)
Net Investment in Capital Assets	<u>\$ 49,744,741</u>

The restricted component of net position include net assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2020, as follows:

Restricted Net Position:	
Capital Projects	\$ 432
HOA Fund	524,887
Recreation Center	640,104
Total Restricted Net Position	<u>\$ 1,165,423</u>

The District has a deficit in unrestricted net position.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Shea Homes Limited Partnership. In 2017, Shea Homes sold the majority of the property to Clayton Properties Group II, Inc. (the New Developer). The members of the Board of Directors are employees, owners, or otherwise associated with the Developer or New Developer, and may have conflicts of interest in dealing with the District.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 AGREEMENTS

Amended Mill Levy Equalization and Pledge Agreement

On June 3, 2016, the District entered into a Mill Levy Equalization and Pledge Agreement (MLEPA) with NRMD Districts 1-4 (collectively, the MLEPA Districts and individually, an MLEPA District) and was amended on May 1, 2017 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 administering, acquiring, installing, constructing, designing, 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 the District.

Pursuant to the MLEPA, each applicable NRMD 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 NRMD 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 defines the term "Senior Bonds" as all bonds issued by the applicable NRMD (now or in the future) which bonds shall be senior to any obligations of the applicable NRMD under the MLEPA as to the Developer Debt. The MLEPA defines the term Reunion Bonds as the Revenue Bonds, Series 2017 in an aggregate principal amount not to exceed \$21,600,000. So long as the 2017 Reunion Bonds remain outstanding, NRMD 1 and NRMD 2 shall each impose a Debt Service Mill Levy in the amount of 50 mills, subject to adjustment. As of the date of the amended MLEPA, no bonds, notes, Developer Debt, or any other debt obligation may be incurred by the NRMD Districts. During 2020, the District received \$2,190,706 in payments under this agreement.

District Operating Services Agreement

On June 3, 2016 the District entered into the District Operating Services Agreement with all Districts that are a party to the MLEPA as previously described. While the MLEPA sets forth the terms on which the District imposes the Equalization Mill Levy and transfers of specified proceeds thereof to the District, the District Operating Services Agreement sets forth the obligations of the District with respect to such proceeds and with respect to its role as the Service District, as contemplated by the MLEPA Districts' Service Plan. The District Operating Services Agreement states that, pursuant to the MLEPA Districts' Service Plan, the MLEPA Districts are intended to coordinate their efforts with respect to all activities authorized by the MLEPA Districts' Service Plan, including, without limitation, management and administration, structuring of financing, construction, and operations and maintenance of the Regional Public Improvements necessary and appropriate for the development of the Districts (defined as the Public Improvements for purposes of the District Operating Services Agreement), with the District acting on behalf of the applicable North Range Districts to lead such coordination.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 AGREEMENTS (CONTINUED)

District Operating Services Agreement (Continued)

In order to facilitate such coordination, the District Operating Services Agreement requires that the District provide Administrative Services and O&M Services to the applicable North Range Districts on the condition that the applicable North Range Districts observe and perform certain covenants and agreements, and are not otherwise in default under the District Operating Services Agreement. Administrative Services as defined by the District Operating Services Agreement, includes, among other services, coordination of Board meetings and financial reporting, insurance and election administration, budget preparation, supervision of contractors, investment oversight, coordination of professional services, and obtaining any and all governmental and/or administrative approvals necessary to the provision of the Public Improvements. O&M Services as defined by the District Operating Services Agreement includes the provision of the administrative services, and ownership, operation and maintenance of certain Public Improvements along with the Covenant Services. The District Operating Service Agreement also states that the District may provide architectural review and covenant enforcement services to property within the MLEPA Districts for the benefit of the MLEPA Districts through an agreement with an owners association, or as set forth in a declaration of covenants, conditions or restrictions, or similar instrument, as otherwise permitted by Title 32, C.R.S.

The District Operating Services Agreement further authorizes the District to establish from time to time a fair and equitable fee to provide a source of funding to pay for the O&M Services. Each applicable North Range District acknowledges in the District Operating Services Agreement that the District will make determinations as to the appropriate User Fees on an annual basis, taking into account mill levy revenues received under the MLEPA in each fiscal year. They further acknowledge that they shall be responsible for any and all costs, fees, charges, and expenses incurred by the District in providing the Administrative Services and O&M Services through the imposition of the Operations and Maintenance Mill Levy, as well as the Debt Service Mill Levy to the extent the District borrows revenues to pay the Operating Services. In the event revenues from the Operations and Maintenance Mill Levy received by the District under the MLEPA are not appropriated by the applicable North Range Districts or are otherwise insufficient to pay the Costs for whatever reason, the Reunion District may impose User Fees to pay all such Costs in accordance with the District Operating Services Agreement. The District agrees to apply revenues from the Operations and Maintenance Mill Levy received by it under the MLEPA to pay the Costs of the Operating Services in accordance with the MLEPA and the District Operating Services Agreement.

Development Fees

The District and the City of Commerce City have agreed to impose and collect certain system development fees on all property within the development and to use the revenue collected from those fees to fund public infrastructure within the development. A portion of the system development fees collected by the District from property within North Range Metropolitan District No. 2, up to a maximum of \$7,725,000, is pledged to pay the bonds of North Range Metropolitan District No. 2. Additionally, a portion of the system development fees collected by the District from property within North Range Metropolitan District No. 3 is pledged to pay the bonds of North Range Metropolitan District No. 3.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 AGREEMENTS (CONTINUED)

Development Fees (Continued)

The District has entered into an agreement with the City of Commerce City whereby to the extent the District builds certain public infrastructure to benefit the District development, the District is entitled to receive the following from the Commerce City: a) proceeds from the Road Impact Fee assessed upon new development by Commerce City within the boundaries of the District and NRMD's; b) 33% of the revenue received with respect to building permits issued for property within the boundaries of the District and NRMD's; and c) an amount equal to 33% of any sales and use tax revenue collected by the City on property within the District and the NRMD's. The agreement commenced on January 1, 2002, and is binding for a term of 20 years.

The total revenues and transfers from the above are as follows:

	<u>2020</u>	<u>Cumulative</u>
System Development Fees (SDF)	\$ 1,252,500	\$ 12,419,904
Commerce City Road Impact Fees	289,051	3,984,559
Commerce City Building Permits	233,598	1,397,675
Commerce City Sales/Use Tax Revenue	819,459	5,638,751
Gross Revenue	<u>\$ 2,594,608</u>	<u>\$ 23,440,889</u>
Reunion SDF Transferred to NRMD 1	\$ -	\$ 5,499,973
Reunion SDF Transferred to NRMD 2	1,424,350	5,093,554
Reunion SDF Transferred to NRMD 3	420,000	420,000
Net Development Fees Collected	<u>\$ 1,424,350</u>	<u>\$ 10,593,527</u>

Cost Share Agreement Related to the 112th Ave Improvements

On November 4, 2019, the District entered into a Cost Share Agreement with the City of Commerce City for the purpose of funding the construction of 112th Avenue from Chambers Road to Parkside Drive North (the Project). The District will undertake and complete all the design and permitting work associated with the Project. The parties shall pay their percentage costs associated with the design work for the Project. The District shall fund the initial design work costs and the City shall reimburse the District for its portion upon submission of a design certification by the District engineer.

The District shall be responsible for coordinating the construction of each element of the Project. Total estimated City Share of the project costs is \$5,456,717. City shall pay the District \$500,000 as initial installment against its share of the project costs. Thereafter, at the conclusion of each following quarters, the City will issue quarterly payments in the amount of \$2,500,000 and \$2,000,000. A final payment in the amount of \$456,717 will be issued at the time of substantial completion, or the end of the 3rd quarter, whichever is later. Upon completion of the Project, operation and maintenance shall also be allocated among the parties. The District will be responsible for maintaining the landscaping and irrigation adjacent to the Reunion community, detention and water quality ponds constructed within Reunion Village 7-A and 7-B, and all underdrain infrastructure.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 8 AGREEMENTS (CONTINUED)

Cost Share Agreement Related to the 112th Ave Improvements (Continued)

The City will be responsible for maintaining the 112th Ave and Buffalo Run parking lot expansion, landscaping and irrigation along the north and south side of 112th Ave adjacent to the Buffalo Run Golf Course, as well as landscaping and irrigation within the Buffalo Run Golf Course property, including any water bills to SACWSD. All potable and nonpotable water lines and sanitary sewer infrastructure will be responsibility of SACWSD. On February 2, 2021, the agreement was amended to include reimbursement from the city in the amount of \$143,800 for the acquisition and transfer of parcel E-P2.

Intergovernmental Agreement with South Adams County Water and Sanitation District

On December 11, 2019, the District entered into an Intergovernmental Agreement with South Adams Water and Sanitation District (SACWSD) regarding the improvements of 112th Avenue from Chambers Road to Parkside Drive North (112th Improvements). SACWSD has requested a nonpotable irrigation waterline be designed and built as part of the 112th Improvements. The District shall fund the costs associated with the design and construction of the waterline and SACWSD shall reimburse the District upon submission of a written certification by the District engineer.

Agreement Related to the Reunion Ridge Filing No. 1 and South Adams Project

On June 20, 2020, the District entered into an Agreement with South Adams County Water and Sanitation District for the purpose of the construction of SACWSD's Project, which crosses with the Reunion Ridge Filing No. 1 Project. The District will undertake and complete all the design and permitting work associated with both projects. The parties shall pay the costs associated with the design work for each respective Project. The District shall fund the initial costs and SACWSD shall reimburse the District for its portion of the project upon submission of a design certification by the District engineer.

NOTE 9 DEFERRED COMPENSATION PLAN

The District currently offers to its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457, the United States Council of Mayors Public Employees Deferred Compensation Program, administered by Nationwide Retirement Solutions. Participation in the plan is optional for all employees. However, the District will match employee contributions for regular full-time employees up to 3% of eligible compensation. The plan allows employees to defer a portion of their salary until future years. All amounts deferred are held in trust for the exclusive benefit of participating employees.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 10 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

NOTE 10 RISK MANAGEMENT (CONTINUED)

The District pays annual premiums to the Pool for liability, property, public officials' liability and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations that apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 7, 2000, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District's operating revenues in the General Fund are property taxes transferred from the NRMD Districts pursuant to an intergovernmental agreement. Therefore, the emergency reserve related to the revenues are reported in the respective NRMD District.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

**REUNION METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 12 SUBSEQUENT EVENT

The District evaluated its December 31, 2020 financial statements for subsequent events through the date the financial statements is issued. As a result of the ongoing COVID-19 (Coronavirus) pandemic, economic uncertainties have arisen which may negatively impact interest income, sales tax revenues, and development fees.

SUPPLEMENTARY INFORMATION

**REUNION METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Net Investment Income	\$ 10	\$ -	\$ (10)
Total Revenues	<u>10</u>	<u>-</u>	<u>(10)</u>
EXPENDITURES			
Miscellaneous	<u>100</u>	<u>-</u>	<u>100</u>
Total Expenditures	<u>100</u>	<u>-</u>	<u>100</u>
NET CHANGE IN FUND BALANCE	(90)	-	90
Fund Balance - Beginning of Year	<u>907</u>	<u>1</u>	<u>(906)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 817</u></u>	<u><u>\$ 1</u></u>	<u><u>\$ (816)</u></u>

**REUNION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2020**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES				
System Development Fees - NR2	\$ 1,575,000	\$ 912,500	\$ 832,500	\$ (80,000)
System Development Fees - NR3	61,250	105,000	420,000	315,000
Impact Fees - Commerce City - NR2	425,160	193,360	175,675	(17,685)
Impact Fees - Commerce City - NR3	16,534	28,344	113,376	85,032
Sales/Use Tax/Permit Fees - Commerce City	900,000	850,000	1,053,057	203,057
Miscellaneous Income	-	-	160,459	160,459
Cost Reimbursement South Adams County W&S	989,929	989,929	958,256	(31,673)
Cost Reimbursement - Commerce City	5,442,726	5,442,726	5,409,409	(33,317)
MLEPA Payment - NRMD1	2,279,841	2,228,344	2,190,318	(38,026)
MLEPA Payment - NRMD3	1,402	-	-	-
MLEPA Payment - NRMD4	390	381	388	7
Net Investment Income	5,000	2,500	2,800	300
Transfer from NR2	-	1,922,335	55,869	(1,866,466)
Transfer from NR3	-	35,460,574	31,864,010	(3,596,564)
Total Revenues	<u>11,697,232</u>	<u>48,135,993</u>	<u>43,236,117</u>	<u>(4,899,876)</u>
EXPENDITURES				
Intergovernmental	1,942,735	1,341,835	1,424,350	(82,515)
Accounting	25,000	15,000	19,542	(4,542)
Legal	30,000	40,000	52,663	(12,663)
Engineering	120,000	100,000	99,658	342
Engineering -112th	250,000	750,000	84,345	665,655
Filing #34	-	375,558	438,419	(62,861)
Second Creek Crossing - O'Brian Canal	-	600,000	617,596	(17,596)
Southlawn Detention Pond	-	50,000	-	50,000
Reunion Village 9	-	572,603	208,967	363,636
Reunion Village 7-B & 7-E	2,000,000	2,000,000	2,001,971	(1,971)
112th Ave/Chambers/Parkside	10,811,179	8,719,055	9,269,302	(550,247)
10A/B/104th Ave Landscape	1,364,411	500,000	345,980	154,020
Reunion Ridge Filing 1	-	6,500,000	13,169,230	(6,669,230)
Reunion Center	-	508,275	-	508,275
Southlawn Park/Pool	1,500,000	1,580,000	1,725,000	(145,000)
100th Ave/F-17/Tower Rd.	2,907,279	-	-	-
NR#2 Filing 19, 23, 25 & 26 Improvements	-	-	4,770	(4,770)
Walden Street	240,306	155,000	119,261	35,739
Walden Street/Landscaping	186,457	-	-	-
100th Ave Landscape	60,000	-	-	-
Tower Rd. Landscape	1,536,847	-	-	-
104th Ave Landscape	418,505	-	-	-
Filing 35/36 Landscape	-	-	3,050	(3,050)
Filing 37 Landscape	-	3,159,000	5,012,191	(1,853,191)
Filing 38	-	50,000	-	50,000
Reunion Ridge Filing 2	-	250,440	-	250,440
Mobile Street (Village 7)	-	-	500,324	(500,324)
Reunion Village 7A	-	250,000	61,136	188,864
Chambers Road (106th to 112th)	-	-	183,923	(183,923)
Filing 26A Landscape	-	136,336	116,135	20,201
Transfer to NR2	33,969	-	-	-
Transfer to NR3	-	52,499	52,499	-
Public Infrastructure	-	17,700,000	-	17,700,000
Contingency	1,000,000	3,544,399	-	3,544,399
Total Expenditures	<u>24,426,688</u>	<u>48,950,000</u>	<u>35,510,312</u>	<u>13,439,688</u>

**REUNION METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2020**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	\$ (12,729,456)	\$ (814,007)	\$ 7,725,805	\$ 8,539,812
OTHER FINANCING SOURCES (USES)				
Developer Advance Repayment	(3,182,266)	(26,050,000)	(22,528,622)	3,521,378
Developer Advance Repayment(MLEPA)	-	-	(1,625,000)	(1,625,000)
Developer Advance	15,957,329	28,020,456	22,255,813	(5,764,643)
Total Other Financing Sources (Uses)	<u>12,775,063</u>	<u>1,970,456</u>	<u>(1,897,809)</u>	<u>(3,868,265)</u>
NET CHANGE IN FUND BALANCE	45,607	1,156,449	5,827,996	4,671,547
Fund Balance - Beginning of Year	86,514	(1,156,024)	(1,156,024)	-
FUND BALANCE - END OF YEAR	<u>\$ 132,121</u>	<u>\$ 425</u>	<u>\$ 4,671,972</u>	<u>\$ 4,671,547</u>