

**REUNION SPORTS, ENTERTAINMENT AND CULTURAL METROPOLITAN DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2026**

**REUNION SPORTS, ENTERTAINMENT AND CULTURAL METROPOLITAN DISTRICT  
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	\$ (3,391)	\$ (1,538)	\$ -
REVENUES			
Developer advance	25,486	26,787	50,000
Total revenues	<u>25,486</u>	<u>26,787</u>	<u>50,000</u>
Total funds available	<u>22,095</u>	<u>25,249</u>	<u>50,000</u>
EXPENDITURES			
General and administrative			
Accounting	8,218	8,000	15,000
Dues and Membership	300	300	2,500
Insurance	3,146	3,249	5,000
District management	7,031	8,000	10,000
Legal	4,892	2,200	15,000
Miscellaneous	46	-	500
Election	-	1,500	-
Website	-	2,000	2,000
Total expenditures	<u>23,633</u>	<u>25,249</u>	<u>50,000</u>
Total expenditures and transfers out requiring appropriation	<u>23,633</u>	<u>25,249</u>	<u>50,000</u>
ENDING FUND BALANCES	<u>\$ (1,538)</u>	<u>\$ -</u>	<u>\$ -</u>

See summary of significant assumptions.

**REUNION SPORTS, ENTERTAINMENT AND CULTURAL METROPOLITAN DISTRICT  
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
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**ASSESSED VALUATION**

Agricultural	\$	10	\$	10	\$	10
Certified Assessed Value	\$	10	\$	10	\$	10

**MILL LEVY**

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

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

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

**REUNION SPORTS, ENTERTAINMENT AND CULTURAL METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

Reunion Sports, Entertainment and Cultural Metropolitan District (the “District”), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by Court Order and Decree of the District Court 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.

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.

**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 SPORTS, ENTERTAINMENT AND CULTURAL METROPOLITAN DISTRICT  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**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	\$ 84,985	\$ 26,787	\$ -	\$ 111,772	\$ -
Accrued Interest on:					
Accrued Interest - Operating	10,761	6,417	-	17,178	-
Total Long-Term Obligations	<u>\$ 95,746</u>	<u>\$ 33,204</u>	<u>\$ -</u>	<u>\$ 128,950</u>	<u>\$ -</u>

	Balance at December 31, 2025	Additions	Retirements	Balance at December 31, 2026	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 111,772	\$ 50,000	\$ -	\$ 161,772	\$ -
Accrued Interest on:					
Accrued Interest - Operating	17,178	8,762	-	25,940	-
Total Long-Term Obligations	<u>\$ 128,950</u>	<u>\$ 58,762</u>	<u>\$ -</u>	<u>\$ 187,712</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. This reserve must be at least 3% of fiscal year spending. Since all funds received by the District are Developer advances, an Emergency Reserve is not reflected in the District's budget.

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