

ANNUAL INFORMATION REPORT

FOR THE YEAR 2021

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2

Pursuant to Section VII of the Consolidated Service Plans approved by the City of Colorado Springs, Colorado on August 1, 2006, as amended.

1. **Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.** There were no boundary changes made or proposed during 2021.
2. **Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year:** The District has entered into the following Intergovernmental Agreements as of December 31, 2021:
 - Exclusion Agreement dated February 8, 2019 among Colorado Crossing Metropolitan District Nos. 1, 2 and 3, Interquest Westside LLC and In-N-Out Burgers.
 - Inclusion Agreement dated and recorded July 11, 2017 between Colorado Crossing Metropolitan District Nos. 1 and 2 and Interquest Westside LLC.
 - Operations Pledge Agreement dated July 11, 2017 among Colorado Crossing Metropolitan District Nos. 1, 2 and 3.
 - Amended and Restated Intergovernmental Agreement effective July 11, 2017 among Colorado Crossing Metropolitan District Nos. 1, 2 and 3.
 - Capital Pledge Agreement (A-1) dated December 23, 2020, by and among Colorado Crossing Metropolitan District Nos. 1, 2, 3 and UMB Bank, n.a.
 - Capital Pledge Agreement (A-2/B-2) dated December 23, 2020, by and among Colorado Crossing Metropolitan District Nos. 1, 2, 3 and UMB Bank, n.a.
3. **Copies of the District's rules and regulations, if any, as of December 31, of the prior year.** The District has not adopted any rules and regulations.
4. **A summary of any litigation which involves the District's Public Improvements as of December 31 of the prior year.** None.
5. **Status of the District's construction of the Public Improvements as of December 31 for the prior year.** No capital improvements were constructed by the District in 2021.
6. **A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**
There have been no facilities or improvements constructed by the District dedicated to and accepted by the City as of December 31, 2021.
7. **The assessed valuation of the District for the current year.** Attached as Exhibit A.

8. **Current year budget including a description of the Public Improvements to be constructed in such year.** No public improvements are anticipated to be constructed by the District in 2022. The 2022 Budget is attached hereto as **Exhibit B**.
9. **Audit for the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.** The 2021 Audit is in process and will be provided once complete.
10. **Notice of any uncured events of non-compliance by the District, which continue beyond a ninety (90) day period, under any Debt instrument.** The District was not in default under any Debt instrument during 2021.
11. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.** The District did not have any inability to pay its obligations as they came due during 2021.
12. **Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.** Certificate of the External Financial Advisor relating to the Series 2020A-1, Series 2020A-2 and Series 2020B-2 Bonds dated December 23, 2020 provided by North Slope Capital Advisors was submitted with the 2020 Annual Report.

EXHIBIT A

**CERTIFICATION OF VALUATION BY
EL PASO COUNTY ASSESSOR**

New Tax Entity? YES NO

Date November 24, 2021

NAME OF TAX ENTITY: COLORADO CROSSING METRO #2

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	1,872,530
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	6,693,040
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	6,693,040
5.	NEW CONSTRUCTION: *	5.	\$	1,337,340
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7.	ANNEXATIONS/INCLUSIONS:	7.	\$	0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9.	\$	0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	15.43

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- * New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	41,681,617
ADDITIONS TO TAXABLE REAL PROPERTY				
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$	18,704,443
3.	ANNEXATIONS/INCLUSIONS:	3.	\$	0
4.	INCREASED MINING PRODUCTION: §	4.	\$	0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$	1,300

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ N/A

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

EXHIBIT B

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2022

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
SUMMARY
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 118,251	\$ 37,735,325	\$ 15,882,213
REVENUES			
Property taxes	51,226	76,082	275,713
Specific ownership taxes	5,567	9,547	27,571
Interest income	1,749	10,261	11,100
Public improvement fee	14,614	183,970	200,057
Intergovernmental revenue - District No. 1	-	4	5
Intergovernmental revenue - District No. 3	203,979	212,336	682,514
Property taxes - Excluded property	10,598	5,175	124,676
Bond issuance - Series 2020A-1	23,797,000	-	-
Bond premium - Series 2020A-1	353,173	-	-
Bond issuance - Series 2020A-2	26,835,000	-	-
Bond issuance - Series 2020B-2	6,985,000	-	-
Total revenues	<u>58,257,906</u>	<u>497,375</u>	<u>1,321,636</u>
TRANSFERS IN	<u>5,029,457</u>	<u>-</u>	<u>-</u>
Total funds available	<u>63,405,614</u>	<u>38,232,700</u>	<u>17,203,849</u>
EXPENDITURES			
General Fund	14,201	21,487	75,817
Debt Service Fund - 2017	19,576,772	-	-
Debt Service Fund - 2020A-1	-	1,099,000	1,176,000
Debt Service Fund - 2020A-2/B-2	1,049,859	21,230,000	8,431,504
Total expenditures	<u>20,640,832</u>	<u>22,350,487</u>	<u>9,683,321</u>
TRANSFERS OUT	<u>5,029,457</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>25,670,289</u>	<u>22,350,487</u>	<u>9,683,321</u>
ENDING FUND BALANCES	<u>\$ 37,735,325</u>	<u>\$ 15,882,213</u>	<u>\$ 7,520,528</u>

No assurance provided. See summary of significant assumptions.

Colorado Crossing Metropolitan District No. 2
PROPERTY TAX SUMMARY INFORMATION
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
ASSESSED VALUATION - EI Paso - 218			
Vacant land	\$ 1,225,760	\$ 1,603,680	\$ 4,928,270
Residential	-	268,850	1,764,770
Certified Assessed Value	<u>\$ 1,225,760</u>	<u>\$ 1,872,530</u>	<u>\$ 6,693,040</u>
MILL LEVY			
General	10.447	10.162	10.298
Debt Service - Series 2017	31.341	-	-
Debt Service - Series 2020A-1	-	14.146	14.336
Debt Service - Series A-2/B-2	-	16.341	16.560
Total mill levy	<u>41.788</u>	<u>40.649</u>	<u>41.194</u>
PROPERTY TAXES			
General	\$ 12,805	\$ 19,029	\$ 68,925
Debt Service - Series 2017	38,417	-	-
Debt Service - Series 2020A-1	-	26,475	95,951
Debt Service - Series A-2/B-2	-	30,599	110,837
Levied property taxes	<u>51,222</u>	<u>76,103</u>	<u>275,713</u>
Adjustments to actual/rounding	4	(21)	-
Budgeted property taxes	<u>\$ 51,226</u>	<u>\$ 76,082</u>	<u>\$ 275,713</u>
ASSESSED VALUATION - 398			
Vacant land	\$ -	\$ 220,230	\$ -
Commercial	-	-	5,373,950
Certified Assessed Value	<u>\$ -</u>	<u>\$ 220,230</u>	<u>\$ 5,373,950</u>
MILL LEVY			
Debt Service	-	23.500	23.200
Total mill levy	<u>-</u>	<u>23.500</u>	<u>23.200</u>
PROPERTY TAXES			
Debt Service - Series 2020A-1	\$ -	\$ 5,175	\$ 124,676
Budgeted property taxes	<u>\$ -</u>	<u>\$ 5,175</u>	<u>\$ 124,676</u>
BUDGETED PROPERTY TAXES			
General	\$ 12,806	\$ 19,021	\$ 68,925
Debt Service - Series 2017	38,420	-	-
Debt Service - Series 2020A-1	-	31,650	220,627
Debt Service - Series A-2/B-2	-	30,586	110,837
Total Budgeted Property Taxes	<u>\$ 51,226</u>	<u>\$ 81,257</u>	<u>\$ 400,389</u>

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Property taxes	12,806	19,021	68,925
Specific ownership taxes	1,392	2,387	6,892
Interest income	3	79	-
Total revenues	<u>14,201</u>	<u>21,487</u>	<u>75,817</u>
Total funds available	<u>14,201</u>	<u>21,487</u>	<u>75,817</u>
EXPENDITURES			
County Treasurer's fee	217	286	1,034
Intergovernmental expenditure - District No. 1	13,984	21,201	74,783
Total expenditures	<u>14,201</u>	<u>21,487</u>	<u>75,817</u>
Total expenditures and transfers out requiring appropriation	<u>14,201</u>	<u>21,487</u>	<u>75,817</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND - SERIES 2017
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 118,251	\$ -	\$ -
REVENUES			
Property taxes	38,420	-	-
Specific ownership taxes	4,175	-	-
Interest income	829	-	-
Intergovernmental revenue - District No. 3	203,979	-	-
Property taxes - Excluded property	10,598	-	-
Public improvement fee	14,614	-	-
Bond issuance - Series 2020A-1	23,797,000	-	-
Bond premium - Series 2020A-1	353,173	-	-
Total revenues	24,422,788	-	-
Total funds available	24,541,039	-	-
EXPENDITURES			
General and administrative			
County Treasurer's fee	651	-	-
Paying agent fees	3,000	-	-
PIF collection fees	3,169	-	-
Debt Service			
Bond interest	3,938,936	-	-
Bond principal	14,781,000	-	-
Bond issue costs	850,016	-	-
Total expenditures	19,576,772	-	-
TRANSFERS OUT			
Transfers to other funds	4,964,267	-	-
Total expenditures and transfers out requiring appropriation	24,541,039	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND - SERIES 2020A-1
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ 5,029,590	\$ 4,153,365
REVENUES			
Property taxes	-	26,475	95,951
Specific ownership taxes	-	3,322	9,595
Interest income	133	1,597	3,800
Intergovernmental revenue - District No. 1	-	3	2
Intergovernmental revenue - District No. 3	-	100,841	326,598
Property taxes - Excluded property	-	5,175	124,676
Transfer from District No. 1 - PIF	-	85,362	92,826
Total revenues	133	222,775	653,448
TRANSFERS IN			
Transfer from other funds	5,029,457	-	-
Total funds available	5,029,590	5,252,365	4,806,813
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	477	3,309
Miscellaneous	-	932	2,854
Paying agent fees	-	3,000	4,000
Debt Service			
Bond interest - Series 2020A-1	-	1,094,591	1,165,837
Total expenditures	-	1,099,000	1,176,000
Total expenditures and transfers out requiring appropriation	-	1,099,000	1,176,000
ENDING FUND BALANCE	\$ 5,029,590	\$ 4,153,365	\$ 3,630,813
DEBT SERVICE RESERVE	\$ -	\$ 2,177,237	\$ 2,177,237
CAPITALIZED INTEREST	-	1,752,961	587,124
SURPLUS FUND	-	223,167	866,452
TOTAL RESERVE	\$ -	\$ 4,153,365	\$ 3,630,813

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND - SERIES 2020A-2/B-2
2022 BUDGET
WITH 2020 ACTUAL AND 2021 ESTIMATED
For the Years Ended and Ending December 31,

1/28/22

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ -	\$ 32,705,735	\$ 11,728,848
REVENUES			
Property taxes	-	30,586	110,837
Specific ownership taxes	-	3,838	11,084
Interest income	784	8,585	7,300
Intergovernmental revenue - District No. 1	-	1	3
Intergovernmental revenue - District No. 3	-	111,495	355,916
Transfer from District No. 1 - PIF	-	98,608	107,231
Bond issuance - Series 2020A-2	26,835,000	-	-
Bond issuance - Series 2020B-2	6,985,000	-	-
Total revenues	33,820,784	253,113	592,371
Total funds available	33,820,784	32,958,848	12,321,219
EXPENDITURES			
General and administrative			
County Treasurer's fee	-	461	1,663
Paying agent fees	-	-	7,000
Transfer to District No. 1 - Project Fund	-	19,985,496	7,100,238
Miscellaneous	-	4,287	2,153
Debt Service			
Bond interest - Series 2020A-2	-	1,239,756	1,320,450
Original issue discount	25,858	-	-
Bond issue costs	1,024,001	-	-
Total expenditures	1,049,859	21,230,000	8,431,504
TRANSFERS OUT			
Transfers to other funds	65,190	-	-
Total expenditures and transfers out requiring appropriation	1,115,049	21,230,000	8,431,504
ENDING FUND BALANCE	\$ 32,705,735	\$ 11,728,848	\$ 3,889,715
DEBT SERVICE RESERVE	\$ -	\$ 2,391,927	\$ 2,391,927
CAPITALIZED INTEREST	-	1,982,730	662,280
SURPLUS FUND	-	253,953	835,508
PROJECT FUND	-	7,100,238	-
TOTAL RESERVE	\$ -	\$ 11,728,848	\$ 3,889,715

No assurance provided. See summary of significant assumptions.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Colorado Crossing Metropolitan District No. 2's (the "District") organization was approved by eligible electors on November 7, 2006. The court order forming the District was issued by the District Court in and for El Paso County on December 5, 2006. The District's service area is located entirely within the City of Colorado Springs (the "City"), El Paso County Colorado. The District was organized in conjunction with two other related districts, Colorado Crossing Metropolitan District No. 1 (Managing) and Colorado Crossing Metropolitan District No. 3 (Commercial). The District is considered the Residential district. The District was organized to provide financing for design, acquisition, construction and installation of essential public purpose facilities such as water, streets, traffic and safety controls, landscaping, parks and recreation, sewer and drainage facilities, public transportation, television relay, and mosquito control, primarily for the residential development within the District.

The District has no employees and all administrative functions are contractual.

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

Property Taxes

Property taxes are levied by the District's 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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 10% of the property taxes collected.

Intergovernmental Revenues

District No. 3 and District No. 1 levied 50.000 mills and 19.104 mills, respectively, for debt service. It is anticipated that District No. 3 and District No. 1 will transfer property taxes generated, net of collection costs, to the District to pay for debt service of the Bonds (see Debt and Leases).

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Excluded Property – debt mill levy

Per the Exclusion/PILOT Agreement dated February 8, 2019, the District shall collect an annual PILOT payment, or Annual Operations Fee, from the owners of the excluded retail property. The excluded retail property and excluded facility property will no longer be subject to or obligated to pay the operating levies of the Districts. However, the property will remain subject to and obligated to pay the mill levies associated with the 2017 Bonds and will also remain subject to and obligated to pay the mill levies associated with any Refunding Bonds.

Interest income

Interest earned on the District's available funds has been estimated on an average interest rate of .1%.

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 1.5% of property taxes.

Intergovernmental Expenditures

Pursuant to an intergovernmental agreement entered into with Colorado Crossing Metropolitan District No. 1, the transfer reflected in the budget is for the purpose of providing funding for the overall administrative and operating costs.

Debt Service

The debt service schedule for the District's Series 2021 Bonds is displayed on the Schedule of Debt Service Requirements to Maturity.

Debt and Leases

On July 7, 2017, the District issued Limited Property Tax Supported Revenue Bonds in the amount of \$14,781,000 ("Series 2017 Bonds"). The proceeds from the sale of the Series 2017 Bonds were used to (i) finance public improvements related to a planned mixed-use development in the City; and (ii) pay the costs of issuance.

The Series 2017 Bonds bear interest at 7.50% per annum and are payable annually on December 1, beginning on December 1, 2017, but only to the extent of available Pledged Revenue. The Series 2017 Bonds are structured as cash flow bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest payments not paid when due will accrue and compound until sufficient Pledged Revenue is available for payment, or until the Termination Date of December 1, 2057, is reached. Unpaid interest on the Bonds compounds annually on each December 1. In the event any amounts due and owing on the Series 2017 Bonds remain outstanding on the Termination Date, such amounts shall be deemed discharged and shall no longer be due and outstanding.

The Series 2017 Bonds were refunded on December 23, 2020, with the issuance of Series 2020A-1 Bonds (discussed below).

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases (continued)

On December 23, 2020, the District issued Series 2020A-1 Bonds in the par amount of \$23,797,000 ("Series 2020A-1 Bonds"), the Series 2020A-2 Bonds in the par amount of \$26,835,000 ("Series 2020A-2 Bonds"), and the Series 2020B-2 Bonds in the par amount of \$6,985,000 ("Series 2020B-2 Subordinate Bonds").

Proceeds of the Series 2020A-1 Bonds were used to: (i) refund the District's outstanding Series 2017 Bonds; (ii) fund capitalized interest on the Series 2020A-1 Bonds; (iii) fund the Series 2020A-1 Bonds Reserve Fund; and (iv) pay other costs incurred in connection with the issuance of the Series 2020A-1 Bonds and the Series 2020A-1 Bonds Pledge Agreement.

Proceeds of the Series 2020A-2 Bonds were used to: (i) finance public improvements; (ii) fund capitalized interest on the Series 2020A-2 Bonds; (iii) fund the Series 2020A-2 Bonds Reserve Fund; and (iv) pay costs incurred in connection with the issuance of the Series 2020A-2 Bonds, Series 2020B-2 Subordinate Bonds, and the Series 2020A-2/B-2 Bonds Pledge Agreement.

Proceeds of the Series 2020B-2 Subordinate Bonds were used to: (i) finance additional public improvements; and (ii) pay certain costs of issuance of the Series 2020B-2 Subordinate Bonds.

The Series 2020A-1 Bonds were issued as two term bonds that bear interest at 3.900% and 5.000% per annum, respectively, and mature on December 1, 2029 and December 1, 2047, respectively. Interest on the Series 2020A-1 Bonds is payable semiannually to the extent of Series 2020A-1 Bonds Pledged Revenue available on June 1 and December 1 (each an Interest Payment Date), beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. To the extent principal of any Series 2020A-1 Bonds is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Series 2020A-1 Bonds. To the extent interest on any Series 2020A-1 Bonds is not paid when due, such interest shall compound on each Interest Payment Date at the rate then borne by the Series 2020A-1 Bonds.

The Series 2020A-2 Bonds were issued as two term bonds that bear interest at 4.000% and 5.000% per annum, respectively, and mature on December 1, 2030 and December 1, 2050, respectively. Interest on the Series 2020A-2 Bonds is payable semiannually to the extent of Series 2020A-2 Bonds Pledged Revenue available on June 1 and December 1, beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. To the extent principal of any Series 2020A-2 Bonds is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate then borne by the Series 2020A-2 Bonds. To the extent interest on any Series 2020A-2 Bonds is not paid when due, such interest shall compound on each Interest Payment Date at the rate then borne by the Series 2020A-2 Bonds.

The Series 2020B-2 Subordinate Bonds was issued as a term bond that bears interest at 7.50% per annum and will mature on December 15, 2050. Interest is payable to the extent of Series 2020B-2 Subordinate Bonds Pledged Revenue available annually on December 15, commencing on December 15, 2021. The Series 2020B-2 Bonds is structured as cash flow bonds meaning that no regularly scheduled principal payments are due prior to maturity.

The District has no capital or operating leases.

**COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
2022 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserves

The District transfers all available General Fund revenues to Colorado Crossing Metropolitan District No. 1. Therefore, no emergency reserve related to its revenue stream is captured in the District. The Emergency Reserve is reflected in Colorado Crossing Metropolitan District No. 1.

This information is an integral part of the accompanying budget.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31.	\$23,797,000 Limited Tax General Obligation Refunding Bonds Series 2020A-1 Bonds Interest 3.90% - 5.00% Dated December 23, 2020 Interest Payable June 1 and December 1 Principal Payable December 1			\$26,835,000 Limited Tax General Obligation Bonds Series 2020A-2 Bonds Interest 4.00% to 5.00% Dated December 23, 2020 Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total	Principal	Interest	Total
	2022	\$ -	\$ 1,165,837	\$ 1,165,837	\$ -	\$ 1,320,450
2023	-	1,165,837	1,165,837	-	1,320,450	1,320,450
2024	138,000	1,165,837	1,303,837	120,000	1,320,450	1,440,450
2025	260,000	1,160,455	1,420,455	260,000	1,315,650	1,575,650
2026	308,000	1,150,315	1,458,315	295,000	1,305,250	1,600,250
2027	454,000	1,138,303	1,592,303	315,000	1,293,450	1,608,450
2028	500,000	1,120,597	1,620,597	355,000	1,280,850	1,635,850
2029	523,000	1,101,097	1,624,097	370,000	1,266,650	1,636,650
2030	575,000	1,080,700	1,655,700	415,000	1,251,850	1,666,850
2031	605,000	1,051,950	1,656,950	435,000	1,235,250	1,670,250
2032	665,000	1,021,700	1,686,700	485,000	1,213,500	1,698,500
2033	702,000	988,450	1,690,450	515,000	1,189,250	1,704,250
2034	767,000	953,350	1,720,350	570,000	1,163,500	1,733,500
2035	809,000	915,000	1,724,000	605,000	1,135,000	1,740,000
2036	880,000	874,550	1,754,550	665,000	1,104,750	1,769,750
2037	928,000	830,550	1,758,550	705,000	1,071,500	1,776,500
2038	1,006,000	784,150	1,790,150	770,000	1,036,250	1,806,250
2039	1,060,000	733,850	1,793,850	810,000	997,750	1,807,750
2040	1,145,000	680,850	1,825,850	885,000	957,250	1,842,250
2041	1,206,000	623,600	1,829,600	935,000	913,000	1,848,000
2042	1,299,000	563,300	1,862,300	1,015,000	866,250	1,881,250
2043	1,368,000	498,350	1,866,350	1,070,000	815,500	1,885,500
2044	1,470,000	429,950	1,899,950	1,155,000	762,000	1,917,000
2045	1,547,000	356,450	1,903,450	1,215,000	704,250	1,919,250
2046	1,659,000	279,100	1,938,100	1,310,000	643,500	1,953,500
2047	3,923,000	196,150	4,119,150	1,380,000	578,000	1,958,000
2048	-	-	-	2,450,000	509,000	2,959,000
2049	-	-	-	2,580,000	386,500	2,966,500
2050	-	-	-	5,150,000	257,500	5,407,500
Total	<u>\$ 23,797,000</u>	<u>\$ 22,030,278</u>	<u>\$ 45,827,278</u>	<u>\$ 26,835,000</u>	<u>\$ 29,214,550</u>	<u>\$ 56,049,550</u>

No assurance provided. See summary of significant assumptions.

COLORADO CROSSING METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY

Bonds and Interest Maturing in the Year Ending December 31,	Totals		
	Principal	Interest	Total
2022	\$ -	\$ 2,486,287	\$ 2,486,287
2023	-	2,486,287	2,486,287
2024	258,000	2,486,287	2,744,287
2025	520,000	2,476,105	2,996,105
2026	603,000	2,455,565	3,058,565
2027	769,000	2,431,753	3,200,753
2028	855,000	2,401,447	3,256,447
2029	893,000	2,367,747	3,260,747
2030	990,000	2,332,550	3,322,550
2031	1,040,000	2,287,200	3,327,200
2032	1,150,000	2,235,200	3,385,200
2033	1,217,000	2,177,700	3,394,700
2034	1,337,000	2,116,850	3,453,850
2035	1,414,000	2,050,000	3,464,000
2036	1,545,000	1,979,300	3,524,300
2037	1,633,000	1,902,050	3,535,050
2038	1,776,000	1,820,400	3,596,400
2039	1,870,000	1,731,600	3,601,600
2040	2,030,000	1,638,100	3,668,100
2041	2,141,000	1,536,600	3,677,600
2042	2,314,000	1,429,550	3,743,550
2043	2,438,000	1,313,850	3,751,850
2044	2,625,000	1,191,950	3,816,950
2045	2,762,000	1,060,700	3,822,700
2046	2,969,000	922,600	3,891,600
2047	5,303,000	774,150	6,077,150
2048	2,450,000	509,000	2,959,000
2049	2,580,000	386,500	2,966,500
2050	5,150,000	257,500	5,407,500
Total	<u>\$ 50,632,000</u>	<u>\$ 51,244,828</u>	<u>\$ 101,876,828</u>

No assurance provided. See summary of significant assumptions.

I, Josh Miller, hereby certify that I am the duly appointed Secretary of the Colorado Crossing Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2022, duly adopted at a meeting of the Board of Directors of the Colorado Crossing Metropolitan District No. 2 held on November 18, 2021.



Secretary