

THE RETREAT METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2023

THE RETREAT METROPOLITAN DISTRICT NO. 2
SUMMARY
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/12/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 6/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ (4,990)	\$ 74,879	\$ 79,563	\$ 79,563	\$ 1,965,281
REVENUES					
Property taxes	167	37,472	37,473	37,473	69,754
Specific ownership tax	20	3,747	1,882	3,764	6,976
Interest income	7	-	14,195	28,380	16,400
Facilities fees	84,000	224,500	52,000	52,000	103,500
Covenant/HOA fees	-	15,600	4,986	16,085	46,200
Working capital fees	-	28,800	13,200	36,000	20,400
Well inspection fees	-	1,200	1,776	2,200	2,200
Status Letter Fee	-	-	2,750	7,500	4,250
Landscape assurance deposit	-	240,000	9,400	117,500	211,500
Landscape Review Fee	-	-	6,600	7,500	13,500
Developer advance	23,915	-	-	-	-
Intergovernmental revenues	184	10,003,811	18,203	19,145	35,864
Other revenue	-	-	-	-	6,000
Bond proceeds	-	-	8,216,000	8,216,000	-
Total revenues	108,293	10,555,130	8,378,465	8,543,547	536,544
Total funds available	103,303	10,630,009	8,458,028	8,623,110	2,501,825
EXPENDITURES					
General Fund	18,483	300,000	81,367	236,279	320,100
Debt Service Fund	2	550	451	101,576	200,977
Capital Projects Fund	5,255	10,000,000	300,974	6,319,974	1,939,026
Total expenditures	23,740	10,300,550	382,792	6,657,829	2,460,103
Total expenditures and transfers out requiring appropriation	23,740	10,300,550	382,792	6,657,829	2,460,103
ENDING FUND BALANCES	\$ 79,563	\$ 329,459	\$ 8,075,236	\$ 1,965,281	\$ 41,722
EMERGENCY RESERVE	\$ 2,500	\$ 8,900	\$ 1,500	\$ 5,900	\$ 9,600
TOTAL RESERVE	\$ 2,500	\$ 8,900	\$ 1,500	\$ 5,900	\$ 9,600

No assurance provided. See summary of significant assumptions.

THE RETREAT METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/12/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 6/30/2022	ESTIMATED 2022	BUDGET 2023
ASSESSED VALUATION					
Single-Family Resid.	\$ 2,990	\$ -	\$ -	\$ -	\$ 216,000
Agriculture	2,990	-	-	-	-
Vacant land	350	744,270	744,270	744,270	1,130,710
	<u>6,330</u>	<u>744,270</u>	<u>744,270</u>	<u>744,270</u>	<u>1,346,710</u>
Adjustments	-	-	-	-	-
Certified Assessed Value	<u>\$ 6,330</u>	<u>\$ 744,270</u>	<u>\$ 744,270</u>	<u>\$ 744,270</u>	<u>\$ 1,346,710</u>
MILL LEVY					
General	10.000	10.069	10.069	10.069	10.358
Debt Service	40.000	40.279	40.279	40.279	41.438
Total mill levy	<u>50.000</u>	<u>50.348</u>	<u>50.348</u>	<u>50.348</u>	<u>51.796</u>
PROPERTY TAXES					
General	\$ 63	\$ 7,494	\$ 7,494	\$ 7,494	\$ 13,949
Debt Service	253	29,978	29,978	29,978	55,805
Levied property taxes	<u>316</u>	<u>37,472</u>	<u>37,472</u>	<u>37,472</u>	<u>69,754</u>
Budgeted property taxes	<u>\$ 316</u>	<u>\$ 37,472</u>	<u>\$ 37,472</u>	<u>\$ 37,472</u>	<u>\$ 69,754</u>
BUDGETED PROPERTY TAXES					
General	\$ 63	\$ 7,494	\$ 7,494	\$ 7,494	\$ 13,949
Debt Service	253	29,978	29,978	29,978	55,805
	<u>\$ 316</u>	<u>\$ 37,472</u>	<u>\$ 37,472</u>	<u>\$ 37,472</u>	<u>\$ 69,754</u>

No assurance provided. See summary of significant assumptions.

THE RETREAT METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/12/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 6/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ (4,990)	\$ 74,730	\$ 79,263	\$ 79,263	\$ 41,255
REVENUES					
Property taxes	33	7,494	7,405	7,405	13,949
Specific ownership tax	2	749	166	332	1,395
Interest income	7	-	64	130	-
Facilities fees	84,000	-	-	-	-
Covenant/HOA fees	-	15,600	4,986	16,085	46,200
Working capital fees	-	28,800	13,200	36,000	20,400
Well inspection fees	-	1,200	1,776	2,200	2,200
Status Letter Fee	-	-	2,750	7,500	4,250
Landscape assurance deposit	-	240,000	9,400	117,500	211,500
Landscape Review Fee	-	-	6,600	7,500	13,500
Developer advance	18,660	-	-	-	-
Intergovernmental revenues	34	3,811	3,499	3,619	7,173
Total revenues	<u>102,736</u>	<u>297,654</u>	<u>49,846</u>	<u>198,271</u>	<u>320,567</u>
Total funds available	<u>97,746</u>	<u>372,384</u>	<u>129,109</u>	<u>277,534</u>	<u>361,822</u>
EXPENDITURES					
General and administrative					
Accounting	6,695	7,000	13,866	26,000	25,000
Auditing	-	4,500	-	4,500	5,000
County Treasurer's fee	1	112	111	112	209
Dues and licenses	-	1,500	773	773	1,500
District management	-	6,000	496	6,000	6,000
Website	-	-	-	2,000	1,000
Election expense	-	2,000	673	673	1,000
Engineering	-	2,000	-	-	-
Insurance and bonds	350	500	4,122	4,122	4,200
Utilities	-	-	2,427	4,800	4,800
Legal services	11,437	20,000	13,853	26,000	28,000
Landscape return of deposit	-	225,600	9,400	117,500	211,500
Trash collection	-	4,680	672	3,000	10,200
Well inspection and reporting	-	1,200	-	2,200	2,200
Status Letter Expenditure	-	-	3,875	7,500	4,250
Well Inspection Refund	-	-	1,074	1,074	-
Repay developer advance	-	-	20,146	20,146	-
Intergovernmental expenditures	-	-	9,879	9,879	-
Contingency	-	24,908	-	-	15,241
Total expenditures	<u>18,483</u>	<u>300,000</u>	<u>81,367</u>	<u>236,279</u>	<u>320,100</u>
Total expenditures and transfers out requiring appropriation	<u>18,483</u>	<u>300,000</u>	<u>81,367</u>	<u>236,279</u>	<u>320,100</u>
ENDING FUND BALANCE	<u>\$ 79,263</u>	<u>\$ 72,384</u>	<u>\$ 47,742</u>	<u>\$ 41,255</u>	<u>\$ 41,722</u>
EMERGENCY RESERVE	<u>\$ 2,500</u>	<u>\$ 8,900</u>	<u>\$ 1,500</u>	<u>\$ 5,900</u>	<u>\$ 9,600</u>
TOTAL RESERVE	<u>\$ 2,500</u>	<u>\$ 8,900</u>	<u>\$ 1,500</u>	<u>\$ 5,900</u>	<u>\$ 9,600</u>

No assurance provided. See summary of significant assumptions.

THE RETREAT METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,

10/12/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 6/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ 149	\$ 300	\$ 300	\$ -
REVENUES					
Property taxes	134	29,978	30,068	30,068	55,805
Specific ownership tax	18	2,998	1,716	3,432	5,581
Interest income	-	-	174	250	1,400
Facilities fees	-	224,500	52,000	52,000	103,500
Other revenue	-	-	-	-	6,000
Intergovernmental revenues	150	-	14,704	15,526	28,691
Total revenues	<u>302</u>	<u>257,476</u>	<u>98,662</u>	<u>101,276</u>	<u>200,977</u>
Total funds available	<u>302</u>	<u>257,625</u>	<u>98,962</u>	<u>101,576</u>	<u>200,977</u>
EXPENDITURES					
General and administrative					
County Treasurer's fee	2	550	451	550	837
Contingency	-	-	-	-	6,000
Debt Service					
Bond interest	-	-	-	101,026	194,140
Bond principal Senior Bonds	-	-	-	-	-
Total expenditures	<u>2</u>	<u>550</u>	<u>451</u>	<u>101,576</u>	<u>200,977</u>
Total expenditures and transfers out requiring appropriation	<u>2</u>	<u>550</u>	<u>451</u>	<u>101,576</u>	<u>200,977</u>
ENDING FUND BALANCE	<u>\$ 300</u>	<u>\$ 257,075</u>	<u>\$ 98,511</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
2023 BUDGET
WITH 2021 ACTUAL AND 2022 ESTIMATED
For the Years Ended and Ending December 31,**

10/12/22

	ACTUAL 2021	BUDGET 2022	ACTUAL 6/30/2022	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 1,924,026
REVENUES					
Interest income	-	-	13,957	28,000	15,000
Developer advance	5,255	-	-	-	-
Intergovernmental revenues	-	10,000,000	-	-	-
Bond proceeds	-	-	8,216,000	8,216,000	-
Total revenues	<u>5,255</u>	<u>10,000,000</u>	<u>8,229,957</u>	<u>8,244,000</u>	<u>15,000</u>
Total funds available	<u>5,255</u>	<u>10,000,000</u>	<u>8,229,957</u>	<u>8,244,000</u>	<u>1,939,026</u>
EXPENDITURES					
General and Administrative					
Accounting	-	-	-	3,000	5,000
Legal services	5,255	-	-	1,000	1,000
Capital Projects					
Repay developer advance	-	-	5,629	5,629	-
Engineering	-	-	-	15,000	10,000
Capital outlay	-	10,000,000	-	6,000,000	1,923,026
Bond issue costs	-	-	235,885	235,885	-
Intergovernmental expenditures	-	-	59,460	59,460	-
Total expenditures	<u>5,255</u>	<u>10,000,000</u>	<u>300,974</u>	<u>6,319,974</u>	<u>1,939,026</u>
Total expenditures and transfers out requiring appropriation	<u>5,255</u>	<u>10,000,000</u>	<u>300,974</u>	<u>6,319,974</u>	<u>1,939,026</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,928,983</u>	<u>\$ 1,924,026</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Retreat Metropolitan District No. 1 (the “District”) and The Retreat Metropolitan District No. 2 (“District No. 2”) (collectively the “Districts”) were formed under a Service Plan approved by El Paso County, Colorado (the “County”). The Districts’ service area is located entirely within the County. The primary purpose of the Districts will be to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of public improvements and services as listed below. The District was organized by El Paso County Court Order on December 17, 2019.

At an election held on November 5, 2019, the voters approved general indebtedness of \$1,250,000,000 at a maximum interest rate of 18% for each of the following improvements and services: streets, water supply, sanitary sewer, traffic and safety controls, parks and recreation, mosquito control, television relay and translation, public transportation, security services, and fire protection/medical emergency services.

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 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 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.

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.

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (Continued)

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.

Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Developer Advances

The District is in the development stage. As such, a significant portion of the operating and administrative expenditures are to be funded by the Developer. 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 from bond proceeds and other legally available revenue.

Working capital fees

A capital fee in the amount of \$600 is assessed and collected for each unit within the property upon sale or transfer of that unit for the first time, as well as every subsequent sale or transfer of that unit. 34 units are anticipated to be sold or transferred in 2023.

Covenant/HOA fees

A quarterly covenant enforcement and operations fee for the provision of District functions in the amount of \$150 per quarter will be assessed and collected from each unit. 77 units are expected to pay covenant fees in 2023.

Landscape assurance deposit and Landscape Review Fee

A landscape assurance deposit in the amount of \$5,000 will be assessed and collected for each unit upon the first sale or transfer of that unit. The District will return the deposit, less \$300 review fees, upon completion of the landscaping. 45 units are anticipated to be sold or transferred for the first time in 2023.

Well inspection fees

An annual well inspection fee in the amount of \$200 will be assessed and collected for each rural lot within the District. 11 units are expected to have well inspections in 2023.

Status letter fees

A status letter fee of \$125 will be assessed and collected for each lot at the closing of the sale. 34 total lots are expected to be sold in 2023.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (Continued)

Facilities fees

A facilities fee of \$1,500 for rural lots and \$2,500 for urban lots will be assessed and collected for each lot at the closing of the sale. Approximately 50-60 total lots are expected to be sold in 2023.

Intergovernmental Revenue

Intergovernmental revenue is budgeted for General Fund and Debt Service Fund tax revenue from The Retreat Metropolitan District No. 1.

Expenditures

Administrative Expenditures

Administrative and operations expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, district management, insurance, and other administrative expenses.

County Treasurer's Collection Fees

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

Capital Outlay

The District plans to accept the costs of eligible public improvements costs paid for by the Developer, based on costs certified by the District Accountant and Engineer. The budgeted amounts are based on an estimate of those costs.

Debt and Leases

General Obligation Limited Tax Bonds, Series 2022A(3) (the Bonds)

Bond Proceeds

The District issued the Bonds on April 13, 2022, in the par amount of \$8,216,000. Proceeds from the sale of the Bonds were used to finance or reimburse a portion of the costs of acquiring, constructing, and installing certain public improvements to serve the development and to pay the costs of issuing the Bonds.

Pledge Agreement

The District, The Retreat Metropolitan District No. 1 (the Pledge District), and the Trustee entered into a Capital Pledge Agreement for the purpose of providing ad valorem property tax revenue derived from the taxable property of the Pledge District to pay, in combination with revenue of the District, debt service on the Bonds.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (Continued)

Details of the Bonds

The Bonds bear interest at the rate of 6.125% per annum payable annually on December 1, beginning on December 1, 2022, but only to the extent of available Pledged Revenue. The Bonds mature on December 1, 2051, and are subject to mandatory redemption to the extent of available Pledged Revenue.

The Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to the maturity date. Unpaid interest on the Bonds compounds annually on each December 1. All of the Bonds and interest thereon shall be deemed to be paid and discharged on December 2, 2061, regardless of the amount of principal and interest paid prior to this date.

Optional Redemption

The Bonds are subject to redemption prior to maturity, at the option of the District: (i) to the extent permitted by law, on June 1, 2025, upon payment of par and accrued interest calculated as of June 1, 2027, and a redemption premium of 3.00%, and (ii) on June 1, 2027, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

<u>Date of Redemption</u>	<u>Redemption Premium</u>
June 1, 2027, to May 31, 2028	3.00%
June 1, 2028, to May 31, 2029	2.00
June 1, 2029, to May 31, 2030	1.00
June 1, 2030, and thereafter	0.00

Pledged Revenue

The Bonds are secured by and payable from moneys derived by the District from the following sources: (a) the Required Mill Levy; (b) the Pledged Fees; (c) the Capital Fees; (d) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

Required Mill Levy

The District is required to impose an ad valorem mill levy upon all taxable property of the District each year in the amount of 40.000 mills (subject to adjustment to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such mill levy based on the ratio between market value and assessed value as of January 1, 2019) or such lesser mill levy which is sufficient to pay all of the principal of and interest on the Bonds in full. The Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (Continued)

Pledged Fees

Pledged Fees are the moneys derived from the Pledge District from the following sources: (a) the Mandatory Capital Mill Levy; (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Mandatory Capital Mill Levy; and (c) the Pledge District Capital Fees.

The Mandatory Capital Levy is an ad valorem mill levy imposed upon all taxable property of the Pledge District each year in the amount of 40.000 mills (subject to adjustment to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such mill levy based on the ratio between market value and assessed value as of January 1, 2019) or such lesser mill levy which is sufficient to pay all of the principal of and interest on the Bonds, or any Refunding Obligations thereof, in full.

The Mandatory Capital Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County.

Pledge District Capital Fees means all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the Pledge District resulting from the Development Fees received by the Pledge District beginning January 1, 2022.

Capital Fees

Capital Fees means all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) imposed by the District resulting from the Development Fees, as received by the District beginning January 1, 2022, and for so long as such Development Fees are in effect.

Development Fees are one-time system development fees imposed and collected by the District and the Pledge District in the amount of \$1,500 for each Rural Lot and \$2,500 for each Urban Lot which is due at the closing of such lot from the developer to the builder. A Rural Lot means any lot that is located within the boundaries of the Pledge District and that has its own well. An Urban Lot means any lot that is located within the boundaries of the District or that is located within the boundaries of the Pledge District which does not have its own well. Development Fees received by the respective District beginning January 1, 2022, are pledged to the repayment of the Bonds.

Events of Default

The occurrence of any one or more of the following events constitute an Event of Default: (a) the District or the Pledge District fails or refuses to impose the Required Mill Levy or Mandatory Capital Mill Levy, respectively; (b) the District fails to apply the Pledged Revenue as required by the Indenture or the Pledge District fails to promptly remit its Pledge District Capital Revenue to the District; (c) the District or Pledge District defaults in the performance or observance of any other covenants, agreements, or conditions in the Indenture or Bond Resolution or Capital Pledge Agreement and fails to remedy the same after notice; (d) any representation or warranty made by the District or Pledge District in the Capital Pledge Agreement proves to have been untrue or incomplete in any material respect; or (e) the District or Pledge District files a petition under federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds or by the Capital Pledge Agreement.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases - (Continued)

Events of Default – (continued)

Due to the limited nature of Pledged Revenue, the failure to pay the principal of or interest on the Bonds shall not constitute an Event of Default. Acceleration of the Bonds is not an available remedy for an Event of Default.

Bonds Debt Service

The annual debt service requirements of the Bonds are not currently determinable since they are payable only from available Pledged Revenue.

Developer Advances

The District entered into a Reimbursement Agreement (Agreement) with the Developer. The District agrees to repay the Developer along with accrued interest, at a rate of 8% beginning on the date the advance were made to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation.

Schedule of Long Term Obligations

	Balance at December 31, 2021	Additions*	Repayments*	Balance at December 31, 2022*
Bonds:				
Series 2022A	\$ -	\$ 8,216,000	\$ -	\$ 8,216,000
Accrued Interest	-	361,759	101,026	260,733
Subtotal	-	8,577,759	101,026	8,476,733
Developer Advances:				
Developer Advances - Operations	18,660	-	18,660	-
Accrued Interest - Operations	1,056	430	1,486	-
Developer Advances - Capital	5,255	-	5,255	-
Accrued Interest - Capital	255	119	374	-
Subtotal	25,226	549	25,775	-
Total	\$ 25,226	\$ 8,578,308	\$ 126,801	\$ 8,476,733
	Balance at December 31, 2022*	Additions*	Repayments*	Balance at December 31, 2023*
Bonds:				
Series 2022A	\$ 8,216,000	\$ 8,216,000	\$ -	\$ 16,432,000
Accrued Interest	260,733	431,676	194,140	498,269
Subtotal	8,476,733	8,647,676	194,140	16,930,269
Developer Advances:				
Developer Advances - Operations	-	-	-	-
Accrued Interest - Operations	-	-	-	-
Developer Advances - Capital	-	-	-	-
Accrued Interest - Capital	-	-	-	-
Subtotal	-	-	-	-
Total	\$ 8,476,733	\$ 8,647,676	\$ 194,140	\$ 16,930,269

* Estimate

The District has no operating or capital leases.

**THE RETREAT METROPOLITAN DISTRICT NO. 2
2023 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3.0% of fiscal year spending for 2023, as defined under TABOR.

This information is an integral part of the accompanying budget.