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**RESOLUTION NO. 20-275**

**BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO**

**RESOLUTION TO APPROVE THE SERVICE PLAN FOR THE RANCH  
METROPOLITAN DISTRICTS 1-4 (ID-19-006)**

**WHEREAS**, PRI#4, LLC, did file an application with the Planning and Community Development Department of El Paso County, pursuant to Section 32-1-204 (2), C.R.S., for the review of a draft service plan for The Ranch Metropolitan District Nos. 1-4; and

**WHEREAS**, a public hearing was held by the El Paso County Planning Commission on July 7, 2020, upon which date the Planning Commission did by formal resolution recommend approval of the subject Service Plan with conditions and a notation(s); and

**WHEREAS**, on July 28, 2020 the Board ordered a public hearing to be held on the Service Plan; and

**WHEREAS**, notice of the hearing before the Board was duly published in *The El Paso County Advertiser and News* on July 8, 2020, as required by law; and

**WHEREAS**, notice of the hearing before the Board was duly mailed by first class mail, to interested persons, defined as: The owners of record of all property within the proposed Title 32 district as such owners of record are listed in the proposed service plan; and the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three (3) miles of the proposed district's boundaries; and

**WHEREAS**, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board held a public hearing on the Service Plan for the District on July 28, 2020; and

**WHEREAS**, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, study of the proposed service plan for The Ranch Metropolitan Districts 1-4, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, and comments from all interested persons, and comments by the El Paso County Planning Commission during the hearing, this Board finds as follows:

1. That the application for the draft service plan for the Special District was properly submitted for consideration by the Planning Commission and Board of County Commissioners.
2. That proper publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of El Paso County.
3. That the hearings before the Planning Commission and the Board of County Commissioners of El Paso County were extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at those hearings.
4. That all exhibits were received into evidence.
5. There is sufficient existing and projected need for organized service in the area to be served by the proposed Special District.
6. Existing service in the area to be served by the proposed Special District is inadequate for present and projected needs.
7. The proposed Special District is capable of providing economical and sufficient service to the area within the proposed boundaries.
8. The area to be included in the proposed Special District has or will have the financial ability to discharge the proposed indebtedness on a reasonable basis.
9. Adequate service is not or will not be available to the area through the County, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
10. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed Special District is to be located and each municipality which is an interested party.
11. The proposal is in substantial compliance with a Master Plan adopted pursuant to C.R.S. §30-28-106.
12. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

13. The creation of the proposed Special District will be in the best interests of the area proposed to be served.

**NOW, THEREFORE, BE IT RESOLVED** the El Paso County Board of County Commissioners, Colorado, hereby determines that the requirements of Sections 32-1-207, C.R.S., relating to the modification of a service plan for the The Ranch Metropolitan Districts 1-4 have been fulfilled in a timely manner;

**BE IT FURTHER RESOLVED** the Board hereby approves the Service Plan submitted for the Ranch Metropolitan Districts 1-4, for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference;

**AND BE IT FURTHER RESOLVED** that the following Conditions shall be placed upon this approval:

**CONDITIONS OF APPROVAL**

1. As stated in the proposed service plan, the maximum combined mill levy shall not exceed 36 mills for any property within the District, with no more than 30 mills devoted to debt service, no more than 5 mills devoted to operations and maintenance, and 1 mill for a special purpose levy until and unless the District receive Board of County Commissioner approval to increase the maximum mill levies.
2. As stated in the attached service plan, the maximum authorized debt for the District shall be limited to \$20 million until and unless the District receive Board of County Commissioner approval to increase the maximum authorized debt.
3. The approval of the District includes the use of eminent domain powers by the District for the acquisition of property that the District intends to be owned, controlled, or maintained by the District or other public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without a recommendation by the Board of County Commissioners at a publicly noticed hearing that the use of eminent domain is necessary in order for the District to continue to provide service(s) within the District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.

4. As stated in the attached Service Plan, any future annexation of territory by the District (any territory more than five (5) miles from any District boundary line) shall be considered a material modification of the Service Plan and shall require prior approval by the Board of County Commissioners.
5. The District shall provide a disclosure form to future purchasers of property in a form consistent with the approved Special District Annual Report form. The developer shall provide written notation on each subsequent final plat associated with the development of the annually filed public notice and include reference to the El Paso County Planning and Community Development website where the most up-to-date notice can be found. County staff is authorized to administratively approve updates of the disclosure form to reflect current contact information and calculations.
6. The District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).
7. As stated in the attached service plan, approval of the proposed service plan hereby gives the District the express authority of covenant enforcement, including the imposition of fees for such enforcement.
8. As stated in the attached service plan, the District shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants.
9. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require

subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

10. Prior to the hearing before the Board of County Commissioners, the District shall add the following language to the service plan: The District shall not be authorized to issue debt until and unless approval of a rezoning, preliminary plan, and final plat have been obtained and unless such approvals are consistent with the assumed land uses and densities identified within the service plan and are consistent with the associated financial plan.
11. Any future proposed development of the subject parcels will require approval of a preliminary plan and final plat(s), and the final plat(s) must be recorded prior to land disturbance, unless approval a pre-development site grading request is granted by the Board of County Commissioners at the preliminary plan stage.
12. Following the election, applicant shall take no further steps to create the district, including seeking a court order declaring the organization of the district, until the pending rezone of the property has been approved by the BoCC.

#### **NOTATIONS**

1. Approval of this service plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the Districts.
2. Any expansions, extensions, or construction of new facilities by the District will require prior review by the Planning and Community Development Department to determine if such actions are subject to the requirements of Appendix B of the Land Development Code, Guidelines and Regulations for Areas and Activities of State Interest (a.k.a. "1041 Regulations).

**AND BE IT FURTHER RESOLVED**, the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

**AND BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be filed in the records of the County and submitted to the petitioners for the purpose of filing in the District Court of El Paso County.

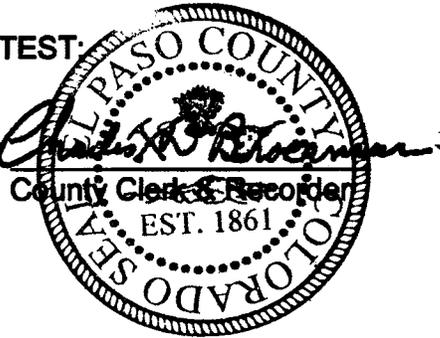
**AND BE IT FURTHER RESOLVED** that all resolutions or parts thereof, in conflict with the provisions hereof, are hereby repealed.

DONE THIS 28<sup>th</sup> day of July, 2020, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS  
EL PASO COUNTY, COLORADO

ATTEST:

By:



County Clerk & Recorder

By:

A handwritten signature in cursive script, consisting of a large initial 'O' followed by several loops and a long horizontal stroke.

Chair

Exhibit A

**LEGAL DESCRIPTION: THE RANCH**

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 12103" IS ASSUMED TO BEAR S00°17'23"E, A DISTANCE OF 2643.90 FEET;**

**COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;**

**THENCE S00°17'23"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;**

**THENCE S00°17'12"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 BEING ALSO AN ANGLE POINT IN BOUNDARY OF SAID THE MEADOWS FILING NO. 3;**

**THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3 AND THE NORTHERLY BOUNDARY LINE OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94, A DISTANCE OF 2638.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;**

**THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AND THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 2 A DISTANCE OF 2637.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35;**

**THENCE N00°13'03"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2730.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;**

THENCE N00°13'53"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE EASTERLY BOUNDARY OF BOW VALLEY SUBDIVISION RECORDED IN PLAT BOOK N-3 AT PAGE 08, A DISTANCE OF 2699.16 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE BEING THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387;

THENCE S89°02'35"E, ON SAID LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387, A DISTANCE OF 2245.83 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348;

THENCE ON THE WESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348 THE FOLLOWING (9) NINE COURSES;

1. S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
3. S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
5. S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
7. S44°39'25"E, A DISTANCE OF 101.04 FEET;
8. N45°20'35"E, A DISTANCE OF 1419.92 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°45'34", A RADIUS OF 2060.00 FEET AND A DISTANCE OF 1141.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORDED UNDER RECEPTION NO. 204080282;

THENCE S89°02'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THE SOUTHERLY BOUNDARY LINE OF SAID PAINT BRUSH HILLS FILING NO. 11 AND THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 10 RECORDED

**Resolution No. 20- 275**

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**UNDER RECEPTION NO. 203174940, A DISTANCE OF 729.82 FEET TO THE  
POINT OF BEGINNING.**

**CONTAINING A CALCULATED AREA OF 610.475 ACRES**

**SERVICE PLAN**  
**FOR**  
**THE RANCH**  
**METROPOLITAN DISTRICT NOS. 1-4**

Prepared by:

**SPENCER FANE LLP**  
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Denver, CO 80203-4554  
Phone: 303-839-3845  
E-mail: rdykstra@spencerfane.com

REVISED DRAFT (June 18, 2020)

Applicant(s)

Developer:

Elite Properties of America, Inc.  
6385 Corporate Drive, Suite 200  
Colorado Springs, CO 80919

Proposed Initial Directors:

Andrew Balsick  
George Lenz  
Joseph Loidolt  
Jerald Richardson  
Douglas Stimple

Consultants(s)

- Engineer – Classic Engineering
- Underwriter – D.A. Davidson- Zach Bishop

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## **EXHIBITS**

- A. Maps and Legal Descriptions**
  - Vicinity Map and Surrounding Neighborhood
  - 5-Mile Radius Map
  - Legal Description
- B. Development Summary**
- C. Infrastructure Capital Costs**
- D. Financial Plan Summary**
- E. Annual Report and Disclosure Form**

## I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the proposed Districts provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

Proposed Districts:	The Ranch Metropolitan District Nos. 1-4
Property Owner(s):	PRI #4, LLC (Schedule Nos. 5200000321, 5200000323 and 5200000324)
Developer(s):	Elite Properties of America, Inc.
Description of Development:	<i>Approximately 610 total acres within the proposed District boundaries in El Paso County, with the development within the Districts anticipated to consist of up to approximately 2,150 single family homes with an average value of \$450,000, and up to approximately 26,000 square feet of potential neighborhood commercial development (see Pages 4 and 5 of the financial plan information provided as part of Exhibit D). The proposed development encompasses multiple parcels of land generally located to the South of Stapleton Drive and to the East of Raygor Road. The number of anticipated homes remains an estimate and may be altered depending on the final outcome of the development approval process. At this stage, it is anticipated that all developed lots will be subject to the same mill levies based upon the overall services to be provided to the development as a whole.</i>
Proposed Improvements to be Financed:	<i>Proposed completion of an estimated \$34,321,640 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements. The foregoing cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall development costs.</i>
Proposed Ongoing Services:	<i>The Developer and the Districts intend to work with existing overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water,</i>



The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the El Paso County Special District Policies, the El Paso County Land Development Code and Colorado Revised Statutes, as may be applicable.

**Additional Inclusion Areas:** Not applicable.

**Annual Report and Disclosure Statement:** means the statement of the same name required to be filed annually with the Board of County Commissioners pursuant to Resolution 06-472 as may be amended.

**Board(s):** means the board of directors of any District, or in the plural, the boards of directors of all the Districts.

**Board of County Commissioners:** means the Board of County Commissioners of El Paso County.

**Control District:** means District No. 1, which is intended to include property owned by the organizers of the Districts, and whose Board of Directors is intended to be occupied by representatives of the organizers of the Districts, in order to direct the activities of the Districts to achieve an overall development plan for Public Improvements. References to "District No. 1" shall be deemed to refer to the Control District.

**County:** means El Paso County, Colorado

**Debt:** means bonds or other obligations for the payment of which the Districts have promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

**Developer Funding Agreement:** An agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "Developer" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term "Developer Funding Agreement" shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

**District No. 1:** means the The Ranch Metropolitan District No. 1 (also known as the Control District) as described in this Service Plan.

**District No. 2:** means the The Ranch Metropolitan District No. 2.

**District No. 3:** means The Ranch Metropolitan District No. 3.

**District No. 4:** means The Ranch Metropolitan District No. 4.

**External Financial Advisor:** means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the District for which External Advisor Services are being rendered, and (iv) has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

**Financing Districts:** means District Nos. 2-4, which are expected to include residential and/or commercial development that will produce the required revenue to fund the Public Improvements and any operations and maintenance costs.

**Gallagher Adjustment:** means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the applicable District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the applicable District's organizational election is held.

**Initial District Boundaries:** means the initial boundaries of the Districts as described in Exhibit A and as legally described in the legal description found at Exhibit A.

**Local Public Improvements:** means facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, but which do not qualify under the definition of Regional Public Improvements. Examples would include local streets and appurtenant facilities, water and sewer lines which serve individual properties and drainage facilities that do not qualify as reimbursable under adopted drainage basin planning studies.

**Material Modification:** has the meaning described in Section 32-1-207, C.R.S., as it may be amended from time to time, which, among other things, outlines what constitutes a material modification and the procedure for making a modification to a service plan.

**Maximum Combined Mill Levy:** The maximum combined ad valorem mill levy the applicable District may certify against any property within said District for any purposes.

**Maximum Debt Authorization:** means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is

\$43,000,000.

**Maximum Debt Service Mill Levy:** The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purpose of servicing any Debt incurred by or on behalf of said District.

**Maximum Operational Mill Levy:** The maximum ad valorem mill levy the applicable District may certify against any property within said District for the purposes providing revenues for ongoing operation, maintenance, administration or any other allowable services and activities other than the servicing of Debt. This Maximum Operational Mill Levy is exclusive of any Maximum Special Mill Levy which might be separately authorized.

**Maximum Special Purpose Mill Levy:** means maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy, to be used for covenant enforcement (if provided by the District).

**Planning and Community Development Department:** The department of the County formally charged with administering the development regulations of the County.

**Public Improvements:** Those improvements constituting Regional Public Improvements and Local Public Improvements collectively including, but not limited to, on and off-site improvements such as on and off-site streets, roadway, drainage, water and sanitary sewer, and park and recreation improvements.

**Regional Public Improvements:** Facilities and other improvements which are or will be dedicated to the County or another governmental or quasi-governmental entity for substantially public use, and which serve the needs of the region.

**Revenue Obligations:** means bonds or other obligations not subject to annual appropriation that are payable from a pledge of revenues other than *ad valorem* property taxes.

**Service Plan:** means this Service Plan for the Districts.

**Special District Act:** means Section 32-1-101, *et seq.*, of the Colorado Revised Statutes, as amended from time to time.

**State:** means the State of Colorado.

**Underlying Land Use Approvals:** means Board of County Commissioners approval of the applicable land use plans that form the basis for the need for the Districts and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, Generalized Planned Unit Development (PUD) Development Plans, site-specific PUD plans, or subdivision plans.

### **III. INTRODUCTION**

#### **A. Overall Purpose and Intent.**

The Districts will be created pursuant to the Special District Act, and are being created with a Control District/Financing District structure under El Paso County policies. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements, as defined herein, necessary and appropriate for the development of a project within the unincorporated County to be known as "The Ranch" (the "Project"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes may include covenant enforcement, design review and park and recreation purposes.

District No. 1 is proposed to be the Control District, and is expected to coordinate the financing and construction of all Public Improvements. District Nos. 2 - 4 are proposed to be the Financing Districts, and are expected to include residential and/or commercial development that (in coordination with District No. 1) will produce the required revenue to fund the Public Improvements and any operations and maintenance costs.

#### **B. Need For The District.**

There is a need for creation of the Districts. There are currently no other governmental entities, including the County, located in the immediate vicinity of the Districts that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. It is acknowledged that the Districts are located in the vicinity of several other districts, including Sterling Ranch Metropolitan District Nos. 1-3 ("Sterling Ranch"), Paint Brush Hills Metropolitan District ("Paint Brush Hills"), and Woodmen Hills Metropolitan District ("Woodmen Hills"). It is not feasible, however, to become part of Sterling Ranch, Paint Brush Hills or Woodmen Hills for several reasons. For example, a separate district is needed to support and pay for the Public Improvements to be associated with the Project including, but not necessarily limited to, streets, roadway and drainage improvements. The contemplated Public Improvements are anticipated to be both significant and costly. Additionally, the property owners/developers of the property within the Project have no authority or control in connection with the governance or operations of Sterling Ranch, Paint Brush Hills or Woodmen Hills. Likewise, the Sterling Ranch, Paint Brush Hills and Woodmen Hills service plans likely do not provide for either (a) the additional infrastructure contemplated by this Service Plan, or (b) sufficient debt capacity authorization to cover such infrastructure. Based on the foregoing, formation of the Districts is necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. County Objectives In Forming The District.

The County recognizes the Districts as independent quasi-municipal entities which are duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the Districts will generally be limited to functions as required by the Colorado Revised Statutes, reporting and disclosure functions, determinations as to compliance with the limits as set forth in this Service Plan or any conditions attached to its approval, as well as additional activities or relationships as may be stipulated in any intergovernmental agreements which may be entered in to between the Districts and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the applicant(s) reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant(s) the ability to prudently obligate future property owners for a reasonable share of the repayment costs of the Public Improvements which will benefit the properties within the Districts.

It is the additional objective of the County to allow for the Districts to provide for the identified ongoing services which either cannot or will not be provided by the County and/ or other districts.

D. Multiple District Structure.

1. Multiple District Structure. This Service Plan sets forth the general parameters for the working relationship between District No.1 (as the Control District) and the Financing Districts. This structure is intended to provide for the fair and equitable allocation of the costs of the Public Infrastructure and related services within the various development areas of the Project. The multiple district structure will support the phased development of the Project, as well as the fact that one of the Districts will consist solely of commercial development while the remaining Districts will consist of residential development.

District No. 1 is expected to be responsible for managing the construction, acquisition, installation and operation of the Public Improvements. The Financing Districts (Districts Nos. 2 through 4) are expected to be responsible for providing the funding and tax base needed to support the plan for financing the Public Improvements and for operation, maintenance and administrative costs. It is anticipated that the Financing Districts will consist primarily of residential units, and the commercial uses will be located in one or more of the Financing Districts. The allocation of responsibility for all such functions among the Districts may occur in any combination based upon the best interests of the property owners and residents within the Project.

Each District will be authorized to provide improvements and services, including but not limited to acquisition of completed improvements, to the property within and without their respective legal boundaries, as they may be amended from time to time. Debt may be issued by either District No. 1 and/or the Financing Districts as appropriate to deliver the improvements and services to the property within the Project.

Due to the interrelationship between the Districts, various agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be designed to help assure the orderly development of essential services and facilities resulting in a community that is an aesthetic and economic asset to the County.

2. **Benefits of Multiple District Structure.** The use of a multiple district structure as described in this Service Plan serves the best interests of the County, the applicant(s) and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of public improvements and delivery of those improvements in a timely manner; and (b) assurance that improvements required by the County are constructed in a timely and cost effective manner.

a. **Coordinated Services.** As presently planned, development of the Project will proceed in phases, which will require the extension of public services and facilities. The multiple district structure will assure that the construction and operation of each phase of Public Improvements will be administered consistent with a long-term construction and operations program. Use of District No. 1 to direct financing, construction, acquisition and installation of improvements and for management of operation and maintenance needs will facilitate a well planned financing effort through all phases of construction, which will assist in the coordinated extension of services.

b. **Debt Allocation.** Allocation of the responsibility for paying debt for capital improvements will be managed through development of a unified financing plan for these improvements and through development of an integrated operating plan for long-term operations and maintenance for those improvements that are not dedicated to and accepted by the County or other governmental entity, but retained by the Districts as appropriate. Use of District No. 1 to manage these functions will help assure that no area within the Project becomes obligated for more than its share of the costs of capital improvements and operations. Neither high nor low-density areas will bear a disproportionate burden of debt and operating costs. Additionally, equity is also promoted due to the fact that there must be a rational relationship between the land that is subject to a district's mill levy and the improvements or services being funded.

3. **Transition to Single District Structure.** Once the Districts have achieved full development, including completion of (i) the necessary on and off-site public improvements; (ii) the contemplated residential and commercial development components; and (iii) repayment of all outstanding debt, the Districts may thereafter take the appropriate steps to transition to a single district structure.

E. **Specific Purposes - Facilities and Services.**

Each of the Districts are authorized to provide the following facilities and services and those further described in the Special District Act, both within and without the boundaries of the Districts as may be necessary:

1. **Water.** The Districts shall have the power and authority to finance, design,

construct, acquire, install, maintain, and provide for potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, which may include, but shall not be limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. The Districts shall have the power and authority to contract with other private or governmental entities to provide any or all of the services the Districts are authorized or empowered to provide. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

It is not determined yet whether or to what extent the Districts intend to join the El Paso County Water Authority following formation.

2. Sanitation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewers and to transport wastewater to an appropriate wastewater treatment facility, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

3. Street Improvements, Transportation and Safety Protection. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. It is anticipated that the foregoing street improvements will be dedicated by the Districts to the County upon completion and, following acceptance by the County, the County will own, operation and maintain such street improvements.

4. Drainage. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

5. Parks and Recreation. The Districts shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, landscaping, sprinkler systems, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping, streetscaping, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. To the extent necessary, the Districts shall dedicate any necessary improvements to one or more governmental entities that provide service ("Provider Jurisdiction") in accordance with the Provider Jurisdiction rules and regulations.

The Districts shall not have the authority to apply for or utilize any Conservation Trust ("Lottery") funds without the express prior consent of the Board of County Commissioners. The Districts shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan.

6. Mosquito Control. The Districts shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

7. Fire Protection. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable Fire District. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

8. Television Relay and Translation. The Districts shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto.

9. Covenant Enforcement and Design Review. The Districts shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as it may be amended from time to time, which addresses covenant enforcement and design review services as additional powers of a metropolitan district under certain circumstances. If utilized, the covenant enforcement and design review powers will be coordinated through District No. 1 on behalf of all of the Districts pursuant to a Master Intergovernmental Agreement to be executed by the Districts.

10. Security Services. The Districts shall have the power and authority to

provide security services within the boundaries of the Districts, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as it may be amended from time to time, which addresses security services as an additional power of a metropolitan district under certain circumstances. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the El Paso County Sheriff's Department) within the boundaries of the Districts.

11. Solid Waste Disposal. The Districts have no plans to provide solid waste disposal services.

12. General. Because the overall development remains in its infancy, the specific services and potential overlapping service providers have yet to be determined. Based on current information, it is anticipated that the Districts will ultimately utilize other service providers for provisions of at least the following services (once public improvements have been constructed): water, wastewater and fire protection services. More information can be provided once determined and known. Further, to the extent any of the above referenced facilities, improvements and services are dedicated and accepted by the County, the County shall own, operate and maintain such accepted facilities and related improvements. The Districts shall be authorized to own, operate and maintain any facilities, improvements and appurtenances not otherwise dedicated to and accepted by any Provider Jurisdiction, subject to any applicable County rules and regulations.

F. Other Powers.

1. Amendments. The Districts shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S., as it may be amended from time to time, which, among other things, outlines what constitutes a material modification and the procedure for making a modification in a service plan.

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the Districts may defer, forego, reschedule or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resources availability, and potential inclusions of property within the Districts.

G. Other Statutory Powers.

The Districts may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval.

H. Eminent Domain.

The Districts may exercise the power of eminent domain only as necessary to further the clear public purposes of the Districts. Currently, the Districts do not expect to use the power of eminent domain.

The power of eminent domain shall be limited to the acquisition of property that the applicable District intends to own, control or maintain by the applicable District or other

governmental entity and is for the material use or benefit of the general public. The term “material use or benefit for the general public” shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase “furtherance of an economic development plan” does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

I. Intergovernmental Agreements (IGAs).

The Districts are authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, and as noted below, the Districts intend to enter into an intergovernmental agreement which shall govern the relationships by and among the Districts with respect to the financing, construction and operation of the improvements contemplated herein. The Districts will establish a mechanism whereby any one or more of the Districts may separately or cooperatively fund, construct, install and operate the improvements.

J. Description Of Proposed Boundaries And Service Area.

1. Initial District Boundaries. A vicinity map showing the general location of the area that may be served by the Districts is included as part of Exhibit A. A map of the initially included properties is included as part of Exhibit A, with a legal description of boundaries also found as part of Exhibit A.

2. Additional Inclusion Areas/Boundary Adjustments. Additional inclusion areas are not anticipated in addition to the initially included properties or outside of the Project. The Districts shall be authorized to include territory in accordance with applicable provisions of the Special District Act. Further, in order to accommodate the needs of Project phasing and other contingencies, the boundaries of the Districts may be adjusted via the inclusion or exclusion within the combined area of the Initial District Boundaries in accordance with the applicable provisions of the Special District Act.

3. Extraterritorial Service Areas. The Districts do not anticipate providing services to areas outside of the Initial District Boundaries and Additional Inclusion Areas.

4. Analysis Of Alternatives. It is anticipated that the Districts, collectively, will undertake the financing and construction of the improvements contemplated herein. Specifically, the Districts shall enter into an intergovernmental agreement which shall govern the relationships between and among the Districts with respect to the financing, construction and operation of the improvements contemplated herein. The multiple district structure will support the phased development of the Project, as well as the fact that one of the Districts will consist solely of commercial development while the remaining Districts will consist of residential development. The Districts will establish a mechanism whereby any one or more of the Districts may separately or cooperatively fund, construct, install and operate the improvements. As stated, neither the County or any other public entity is available or willing to provide the Public Improvements required.

5. Material Modifications/Service Plan Amendment. Material modifications of

this Service Plan shall, at a minimum, trigger the need for prior approval of the Board of County Commissioners at an advertised public hearing and may require a need for a complete re-submittal of an amended Service Plan along with a hearing before the County's planning commission. For the purpose of this Service Plan the following changes shall be considered material modifications:

a. Any change in the basic services provided by the Districts, including the addition of any types of services not authorized by this Service Plan.

b. Any other matter which is now, or may in the future, be described as a material modification by the Special District Act.

c. Imposition of a mill levy in excess of any of the Maximum Mill Levies as authorized in this approved Service Plan.

d. Issuance of Debt in excess of the Maximum Debt Authorization authorized in this Service Plan

e. Issuance of any Debt with a maturity period of greater than thirty (30) years, from the date of issuance of such Debt.

f. Creation of any sub-districts as contemplated in the Special District Act.

g. Inclusion into any District of any property over five (5) miles from the combined area of the Initial District Boundaries.

#### **IV. DEVELOPMENT ANALYSIS**

##### **A. Existing Developed Conditions.**

At the present time there are no public improvements within the boundaries of the proposed Districts and there is no population.

##### **B. Total Development At Project Buildout.**

At complete Project build-out, development within the Districts is planned to consist of up to approximately 2,150 single family homes, with values of homes in the project expected to average \$450,000 in year 2020 dollars; and, up to approximately 26,000 square feet of neighborhood commercial development (see Pages 4 and 5 of the financial plan information provided as part of Exhibit D). The total estimated population of the Districts upon completion of development is 5,375 people (2,150 residential units x 2.5 persons per residential unit).

##### **C. Development Phasing And Absorption.**

Absorption of the project is projected to take approximately 22 years, estimated to

begin in 2023 (year) and end in 2044 (year) and is further described in the Development Summary Table found at Exhibit B.

**D. Status of Underlying Land Use Approvals.**

The underlying land use approval process is progressing; the Sketch Plan has been approved. It is requested that the service plan approval process move forward so that the organizational and debt election can occur in November, 2020. This will allow future purchasers to receive disclosure of the existence of the Districts. Additionally, approval of the Districts at this stage will facilitate the planning, implementation and financing of the engineering, design, intergovernmental agreements and other related activities necessary for this project to move forward.

**V. INFRASTRUCTURE SUMMARY**

Attached as Exhibit C is a summary of the estimated costs of Public Improvements which are anticipated to be required within these Districts. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan. The total costs of the Public Improvement is estimated to be approximately \$34,321,640, in year 2020 dollars. It should be noted, though, the foregoing costs estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of Developer's control. In particular, these initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall costs. It is estimated that the Districts will finance up to approximately \$43,000,000, but the amount ultimately financed by the Districts will be subject to the Maximum Authorized Debt limit.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable NPDES standards), and otherwise in accordance with applicable El Paso County standards. The composition of specific Public Improvements will be determined in connection with applicable future land use and development approvals required by El Paso County rules and regulations.

**VI. FINANCIAL PLAN SUMMARY.**

**A. Financial Plan Assumptions and Debt Capacity Model.**

Attached at Exhibit D is a summary of development assumptions, projected assessed valuation, description of revenue sources (including applicable mill levies and fees) and expenses for both operations and debt service, and an overall debt capacity model associated with projected future development of the Project. The model demonstrates that the Districts are capable of providing sufficient and economic service within the Project, and that the Districts have or will have the financial ability to discharge the Districts' Debt on a reasonable basis. The financial model attached as Exhibit D is an example of the manner in which the Districts may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Boards of Directors of the Districts, subject to the limitations set forth in this

Service Plan.

**B. Maximum Authorized Debt.**

The Districts are authorized to issue Debt up to \$43,000,000 in principal amount (total combined for all Districts). The debt issuance authorization is based upon the proposed completion of an estimated \$34,321,640 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements. The cost estimates are preliminary in nature and the ultimate costs may increase or decrease depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including such items as dry utilities, etc.) which may well be significantly higher and will likely materially increase the overall development costs.

**C. Maximum Mill Levies.**

1. **Maximum Debt Service Mill Levy.** The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Gallagher Adjustment. All Debt issued by the Districts must be issued in compliance with the requirements of State law including, but not limited to, Section 32-1-1101, C.R.S., as it may be amended from time to time, which outlines the various financial powers of a special district.

2. **Maximum Operational Mill Levy.** The Maximum Operational Mill Levy Cap for each District shall be ten (10) mills, subject to Gallagher Adjustment.

3. **Maximum Special Purpose Mill Levy.** The Maximum Special Purpose Mill Levy for each District is five (5) Mills, subject to Gallagher Adjustment.

4. **Maximum Combined Mill Levy.** The Maximum Combined Mill Levy for each District is 65 Mills, subject to Gallagher Adjustment.

Increases to or removal of any of the Maximum Mill Levies shall be subject to Board of County Commissioner approval without the need for a formal Service Plan Amendment (unless the Board otherwise requires).

**D. Maximum Maturity Period For Debt.**

The period of maturity for issuance of any Debt (but not including Developer Funding Agreements) shall be limited to no more than thirty (30) years without express, prior approval of the Board of County Commissioners. Such approval, although required, is not considered to be a Material Modification of the Service Plan which would trigger the need to amend said Service Plan. However, the Districts are specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

E. Developer Funding Agreements.

The Developer does intend to enter into Developer Funding Agreements with the Districts in addition to recovery of the eligible costs associated with creation of the Districts. It is anticipated that in the formative years the Districts will have shortfalls in funding its capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for the Districts to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon.

The maximum term for repayment of a Developer Funding Agreement shall be twenty (20) years from the date the District entering into such agreement becomes obligated to repay the Developer Funding Agreement under the associated contractual obligation. For the purpose of this provision, Developer Funding Agreements are considered repaid once the obligations are fully paid in cash or when converted to bonded indebtedness of the applicable District (including privately placed bonds). Any extension of such term is considered a Material Modification and must be approved by the Board of County Commissioners.

Required disclosure notices shall clearly identify the potential for the Districts to enter into obligations associated with Developer Funding Agreements.

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District proposing such issuance shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of this Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S., as it may be amended from time to time, which defines "net effective interest rate" for purposes of the Special District Act) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

G. Revenue Obligations. The Districts shall also be permitted to issue Revenue Obligations in such amount as the Districts may determine. Amounts

issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

**VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS**

**A. Overlapping Taxing Entities.**

The directly overlapping taxing entities and their respective year 2019 mill levies (collected in 2020) are as follows:

El Paso County	.007222
El Paso County Road and Bridge	.000330
Falcon School District No. 49	.043189
Pikes Peak Library District	.003731
Falcon Fire Protection District	.014886
Upper Black Squirrel Creek Ground Water	.001029
Total Existing Mill Levy:	<u>.070387</u>

The total mill levy including the initially proposed District's mill levy is .135387 mills.

It is not anticipated that there will be any significant financial impacts to these entities.

**B. Neighboring Jurisdictions.**

The following additional taxing and/or service providing entities include territory within three (3) miles of the Initial District Boundaries (based upon information provided by the County Assessor's Office):

- ACADEMY SCHOOL DISTRICT NO. 20
- BANNING LEWIS RANCH METROPOLITAN DISTRICT NOS. 1 – 5 AND 8 – 11
- BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT NOS. 1 – 2
- BENT GRASS METROPOLITAN DISTRICT
- BLACK FOREST FIRE/RESCUE PROTECTION DISTRICT
- CENTRAL COLORADO CONSERVATION DISTRICT
- CITY OF COLORADO SPRINGS
- EL PASO COUNTY
- EL PASO COUNTY CONSERVATION DISTRICT
- EL PASO COUNTY PUBLIC IMPROVEMENT DISTRICT NO. 2
- EL PASO COUNTY SCHOOL DISTRICT NO. 49
- FALCON FIRE PROTECTION DISTRICT
- FALCON HIGHLANDS METROPOLITAN DISTRICT
- FALCON REGIONAL TRANSPORTATION METROPOLITAN DISTRICT
- MERIDIAN RANCH METROPOLITAN DISTRICT

MERIDIAN RANCH METROPOLITAN DISTRICT 2018 SUBDISTRICT  
 MERIDIAN SERVICE METROPOLITAN DISTRICT  
 MOUNTAIN VALLEY METROPOLITAN DISTRICT  
 PAINT BRUSH HILLS METROPOLITAN DISTRICT  
 PAINT BRUSH HILLS METROPOLITAN DISTRICT SUBDISTRICT A  
 PARK FOREST WATER DISTRICT  
 PIKES PEAK LIBRARY DISTRICT  
 SOUTHEASTERN COLORADO WATER CONSERVANCY DISTRICT  
 STERLING RANCH METROPOLITAN DISTRICT NOS. 1 – 3  
 STETSON RIDGE METROPOLITAN DISTRICT NOS. 2 – 3  
 THE SANCTUARY METROPOLITAN DISTRICT  
 UPPER BLACK SQUIRREL CREEK GROUNDWATER MANAGEMENT DISTRICT  
 WESTMOOR WATER & SANITATION DISTRICT  
 WOODMEN HEIGHTS METROPOLITAN DISTRICT NOS. 1 – 3  
 WOODMEN HILLS METROPOLITAN DISTRICT  
 WOODMEN ROAD METROPOLITAN DISTRICT  
 4-WAY RANCH METROPOLITAN DISTRICT NOS. 1 – 2

Anticipated relationships and impacts to these entities: As noted previously, the Developer and the Districts intend to work with any overlapping service providers to obtain the necessary consents and/or approvals for the provision of necessary services to the Districts including, but not limited to, water, wastewater and fire protection services. For example, the Districts anticipate receiving wastewater services through one or more IGAs with a neighboring Provider Jurisdiction.

## **VIII. CONSOLIDATION/DISSOLUTION**

A. **Consolidation.** It is the intent of the Districts to consolidate or dissolve upon payment or defeasance of all Debt incurred, as well as when the Districts have been fully developed, all public improvements provided for in the Service Plan have been completed, or upon a court determination that adequate provision has been made for the payment of all Debt, and adequate provision for continuation or assignment and assumption of all operations and maintenance responsibilities for the District improvements and at such time as the District(s) do not need to remain in existence to discharge their financial obligations or perform their services.

B. **Dissolution.** Upon an independent determination of the Board of County Commissioners that the purposes for which a particular District was created have been accomplished, such District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

C. **Administrative Dissolution.** The Districts shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S., as it may be amended from time to time.

**IX. COMPLIANCE**

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d), as it may be amended from time to time, and as further articulated by Board of County Commissioners Resolution No. 07-273, which Resolution adopted the County's model service plan.

B. Material Modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., as it may be amended from time to time, and relates to approvals and notices thereof.

**X. MISCELLANEOUS.**

The following is additional information to further explain the functions of the Districts:

A. Special District Act.

The contemplated municipal services are under the jurisdiction of the Special District Act and not the Public Utilities Commission.

B. Disclosure to Prospective Purchasers.

After formation of the Districts, and in conjunction with final platting of any properties within a particular District, the applicable Board of Directors of the District shall prepare a notice acceptable to the Planning and Community Development Department Staff informing all purchasers of property within the District of the District's existence, purpose and debt, taxing, and other revenue-raising powers and limitations. Such notice obligation shall be deemed satisfied by recording the notice with this Service Plan and each final plat associated with the Project, or by such other means as the Planning and Community Development Department approves. Such notice shall be modified to address the potential for future Debt issuance which may be required to meet the obligations associated with loans incurred by the District. Additionally, the notice shall disclose the limited representation elements associated with the Control District/Financing District structure. In conjunction with subsequent plat recordings, Planning and Community Development Department Staff is authorized to administratively approve updates of the disclosure form to reflect current information.

C. Local Improvements.

Prior to the financing of Local Public Improvements, and if required by County policy uniformly applied, agreements shall be in place to prevent a loss of sales tax revenue from sales of construction materials that would otherwise accrue to the County.

D. Service Plan not a Contract.

The grant of authority contained in this Service Plan does not constitute the agreement or binding commitment of the Districts enforceable by third parties to undertake the activities described, or to undertake such activities exactly as described.

E. Land Use and Development Approvals.

Approval of this Service Plan does not imply approval of the development of a specific area within the Project, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto. All such land use and development approvals shall be processed and obtained in accordance with applicable El Paso County rules, regulations and policies.

**XI. CONCLUSION**

It is submitted that this Service Plan for the Districts establishes that:

A. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;

B. The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;

C. The proposed Districts are capable of providing economical and sufficient service to the Project;

D. The area to be included in the proposed Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

F. The facility and service standards of the proposed Districts are compatible with the facility and service standards of the County;

G. The proposal is in substantial compliance with the County master plan.

H. The creation of the proposed Districts is in the best interests of the area proposed to be served.

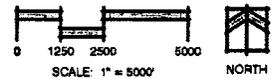
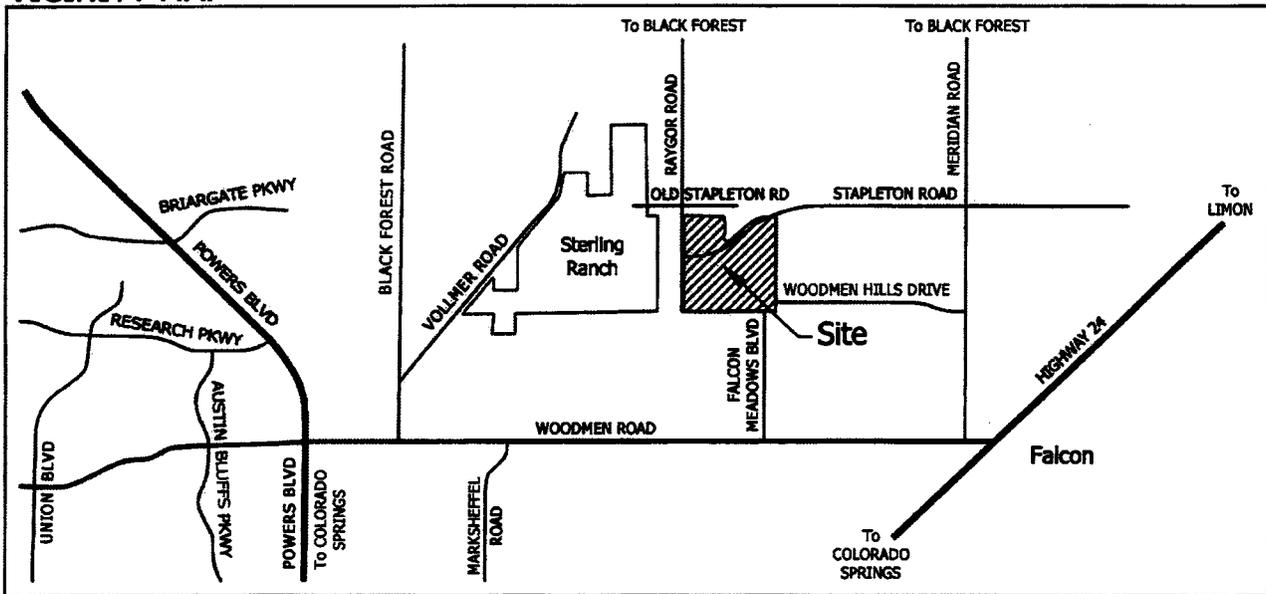
**EXHIBIT A**

**MAPS AND LEGAL DESCRIPTIONS**

- Vicinity Map and Surrounding Neighborhood
- 5-Mile Radius Map
- Legal Description

**EXHIBIT A – VICINITY MAP AND SURROUNDING NEIGHBORHOOD**

## VICINITY MAP

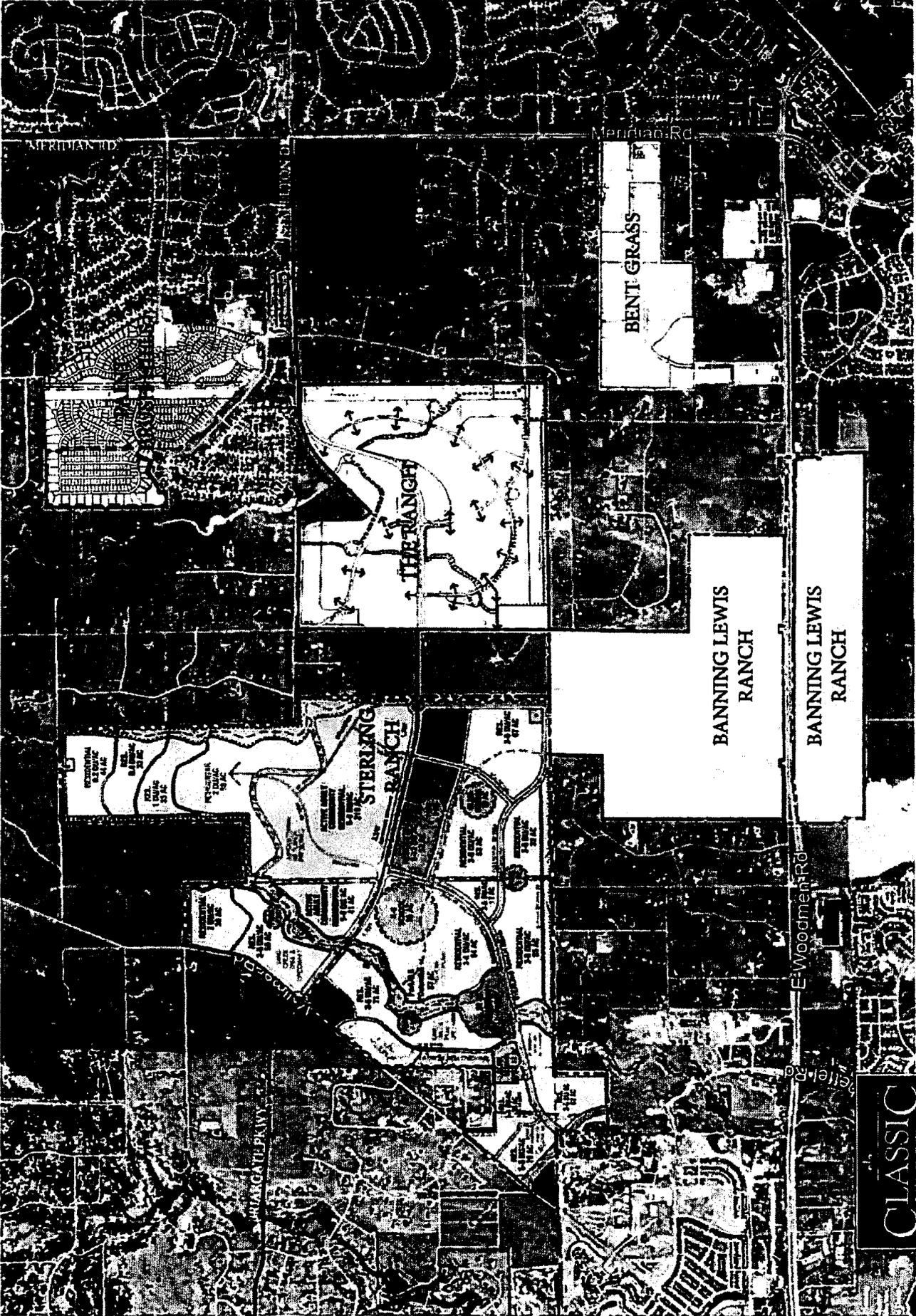


## THE RANCH VICINITY MAP

DATE: 5-10-19



N.E.S. Inc.  
 619 N. Cascade Ave.  
 Suite 200  
 Colorado Springs, CO 80903  
 Tel. 719.471.0073  
 Fax 719.471.0267  
[www.nescolorado.com](http://www.nescolorado.com)



SCALE: NOT TO SCALE

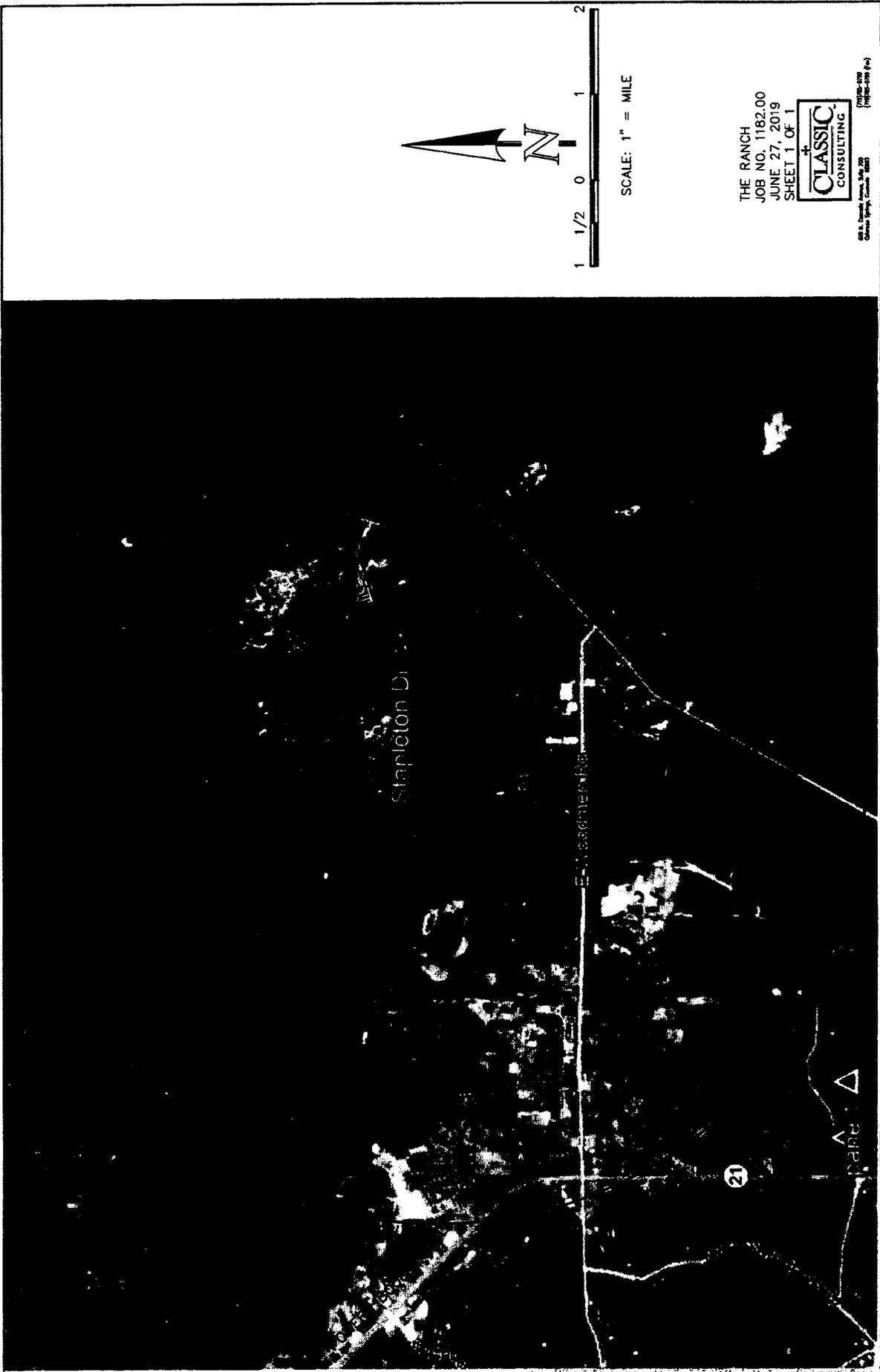
**SURROUNDING NEIGHBORHOOD EXHIBIT**

THE RANCH  
4/16/19 NEIGHBORHOOD MEETING

**CLASSIC**  
HOMES

**RES**

**EXHIBIT A – 5-MILE RADIUS MAP**



SCALE: 1" = MILE

THE RANCH  
JOB NO. 1182.00  
JUNE 27, 2019  
SHEET 1 OF 1



444 N. Central Expressway, Suite 200  
Clematis, Florida 32003  
(904) 226-1100  
(904) 226-1101 (Fax)

**EXHIBIT A – LEGAL DESCRIPTION**



619 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903

(719)785-0790  
(719) 785-0799(Fax)

JOB NO. 1182.10-01  
OCTOBER 17, 2018  
PAGE 1 OF 2

### **LEGAL DESCRIPTION: THE RANCH**

A PARCEL OF LAND BEING A PORTION OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM SURVEYORS CAP STAMPED "PLS 12103" IS ASSUMED TO BEAR S00°17'23"E, A DISTANCE OF 2643.90 FEET;

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE MEADOWS FILING NO. 3 RECORDED UNDER RECEPTION NO. 200135677, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°17'23"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.90 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;

THENCE S00°17'12"E, ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35 AND THE WESTERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3, A DISTANCE OF 2643.60 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35 BEING ALSO AN ANGLE POINT IN BOUNDARY OF SAID THE MEADOWS FILING NO. 3;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 3 AND THE NORTHERLY BOUNDARY LINE OF THE MEADOWS FILING NO. 2 RECORDED IN PLAT BOOK O-3 AT PAGE 94, A DISTANCE OF 2638.11 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE S89°05'09"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, AND THE NORTHERLY BOUNDARY LINE OF SAID THE MEADOWS FILING NO. 2 A DISTANCE OF 2637.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 35;

THENCE N00°13'03"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 2730.10 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 35;

THENCE N00°13'53"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE EASTERLY BOUNDARY OF BOW VALLEY SUBDIVISION RECORDED IN PLAT BOOK N-3 AT PAGE 08, A DISTANCE OF 2699.16 FEET TO A POINT ON A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE BEING THE SOUTHERLY BOUNDARY LINE OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387;

THENCE S89°02'35"E, ON SAID LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 3615 AT PAGE 387, A DISTANCE OF 2245.83 FEET TO THE NORTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348;

THENCE ON THE WESTERLY AND SOUTHEASTERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205048348 THE FOLLOWING (9) NINE COURSES;

1. S00°29'45"E, A DISTANCE OF 39.98 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
3. S 14°54'27"E, A DISTANCE OF 267.87 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 14°24'42", A RADIUS OF 300.00 FEET AND A DISTANCE OF 75.46 FEET TO A POINT OF TANGENT;
5. S00°29'45"E, A DISTANCE OF 820.43 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 44°09'43", A RADIUS OF 300.00 FEET AND A DISTANCE OF 231.23 FEET TO A POINT OF TANGENT;
7. S44°39'25"E, A DISTANCE OF 101.04 FEET;
8. N45°20'35"E, A DISTANCE OF 1419.92 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 31°45'34", A RADIUS OF 2060.00 FEET AND A DISTANCE OF 1141.88 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 BEING ALSO A POINT ON THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 11 RECORDED UNDER RECEPTION NO. 204080282;

THENCE S89°02'11"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, THE SOUTHERLY BOUNDARY LINE OF SAID PAINT BRUSH HILLS FILING NO. 11 AND THE SOUTHERLY BOUNDARY LINE OF PAINT BRUSH HILLS FILING NO. 10 RECORDED UNDER RECEPTION NO. 203174940, A DISTANCE OF 729.82 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 610.475 ACRES

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

\_\_\_\_\_  
DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 30118  
FOR AND ON BEHALF OF CLASSIC CONSULTING,  
ENGINEERS AND SURVEYORS, LLC.

\_\_\_\_\_  
DATE

## EXHIBIT B

### DEVELOPMENT SUMMARY

Up to approximately 2,150 single family homes are anticipated to be developed and completed over a period of 22 years beginning in 2023, with values of the single family homes expected to average approximately \$450,000 in year 2020 dollars. As noted in the Financial Plan contained in Exhibit D, it is currently estimated that 100 total residential units will be added per year commencing in 2023 and through 2043, with 50 total residential units estimated to be added in 2044. Additionally, there is anticipated to be up to approximately 26,000 square feet of potential neighborhood commercial development (see Pages 4 and 5 of the financial plan information provided as part of Exhibit D). Also as noted in the Financial Plan contained in Exhibit D, it is currently estimated that such commercial development will be completed in full in 2032. Regarding public improvements, overall costs of approximately \$34,321,640 are currently anticipated, as outlined in Exhibit C. The current cost estimates include, but are not limited to, street and related improvements costs in excess of \$18,300,000; park and related improvements costs in excess of \$8,300,000; water related improvements costs in excess of \$300,000; sanitary sewer related improvements costs of approximately \$1,300,000; and, detention and drainage related improvements costs of approximately \$6,000,000. The contemplated on and off-site public improvements include, but are not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements. As noted in the Service Plan, the cost estimates remain preliminary in nature and the ultimate costs may be altered depending on numerous factors, many of which are out of Developer's control. In particular, the initial cost estimates only include the public improvement portion of costs and the total project improvement costs (including items such as dry utilities, etc.) could be significantly higher which would result in a material increase in the overall development costs.

## EXHIBIT C

### ESTIMATED INFRASTRUCTURE CAPITAL COSTS

Include tabular summary of estimated infrastructure costs by category (e.g., streets, water, sewer, drainage, park/open space/landscaping, etc.)

Include, as applicable, estimated costs of acquiring land, engineering services, and other related costs (per Special District Act).

**THE RANCH, District Cost Assumptions**

Doug S

5.13.2020

<b>ROADS</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Cost</b>	<b>Total Cost</b>
Stapleton Dr. ( Principal Arterial 150' ROW )	7,800	lf	\$ 1,272.00	\$ 9,921,600
Woodmen Hills Dr.				
( Residential Collector 80' ROW )	4,720	lf	\$ 742.00	\$ 3,502,240
Raygor Rd.				
( Residential Collector 60" ROW )	1,180	lf	\$ 530.00	\$ 625,400
Residential Collector, 60' ROW	8,080	lf	\$ 530.00	\$ 4,282,400
			<b>Subtotal</b>	<b>\$ 18,331,640</b>

<b>PARKS</b>				
Community Parks	22	acre	\$ 150,000.00	\$ 3,360,000
Trail Construction and associated amenities				\$2,500,000
Community Center/Pavilion				\$2,500,000
			<b>Subtotal</b>	<b>\$ 8,360,000</b>

<b>WATER</b>				
Extend Water Main From Sterling Ranch	6,000	lf	\$ 55.00	\$ 330,000
			<b>Subtotal</b>	<b>\$ 330,000</b>

<b>SEWER</b>				
Sanitary Sewer Lift Stations	2	ea	\$ 650,000.00	\$ 1,300,000
			<b>Subtotal</b>	<b>\$ 1,300,000</b>

<b>DETENTION</b>				
Multiple On-Site Detention Facilities and Drainages				\$ 6,000,000

**TOTAL \$ 34,321,640**

## **EXHIBIT D**

### **FINANCIAL PLAN SUMMARY**

**Financial Plan Summary must contain:**

**Statement of Assumptions Contained in Plan**

**Assessed Value Projections**

**Revenue Projections by type of revenue (e.g. Debt Service Mill Levy, Operations Mill Levy, Special Purpose Mill Levy, Non Tax Revenue (e.g. fees and charges), and developer advances**

**Proposed operating revenue in first budget year, and other major expenses relating to the organization and initial operations of the Districts (e.g., legal, administrative, etc.) (per Special District Act)**

**Schedule of proposed debt issuance (both general obligation and revenue based), including interest rates and discounts (per Special District Act)**



THE RANCH METROPOLITAN DISTRICT Nos. 1-4

Development Projection of \$0.000 (target) District Mills for Debt Service, plus Fees - 08/13/2020

Series 2033, G.O. Bonds, Pay & Cancel Ref of (proposed) Series 2023 + New Money, Non-Rated, 100x @ target, 30-yr. Maturity - SERVICE PLAN

YEAR	Net Available for Debt Svc	Ser. 2023 \$37,865,000 Per (Net \$37,828 MM)	Ser. 2033 \$92,720,000 Per (Net \$37,238 MM)	Total Net Debt Service	Funds on Hand <sup>(1)</sup> Used as Source	Annual Surplus	Surplus Balance to \$18,544,908	Cumulative Surplus <sup>(2)</sup> \$18,544,908 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Con. of Net DS: @ \$6,000 Cap
2022	\$0	\$0	\$0	\$0		200,000		3,624,000	n/a	n/a	0%
2023	200,000	\$0	\$0	\$0		267,782		3,893,782	2885%	38%	0%
2024	267,782	0	0	0		434,899		4,328,680	471%	28%	0%
2025	434,899	0	0	0		615,385		4,944,065	332%	19%	0%
2026	615,385	0	0	0		(1,093,497)		3,850,568	245%	15%	0%
2027	789,253	1,882,750	1,882,750	1,882,750		(703,970)		2,985,706	200%	12%	42%
2028	997,888	1,882,750	1,882,750	1,882,750		(464,798)		1,796,838	139%	9%	63%
2029	1,178,760	1,882,750	1,882,750	1,882,750		(276,398)		1,520,339	117%	8%	75%
2030	1,417,951	1,882,750	1,882,750	1,882,750		(4,331)		1,516,008	104%	6%	85%
2031	1,606,152	1,882,750	1,882,750	1,882,750		(1,510,895)		8,424,313	296%	18%	111%
2032	1,878,419	1,882,750	1,882,750	1,882,750	1,710,000	146,592		8,569,905	272%	17%	106%
2033	2,082,055	1,882,750	1,882,750	1,882,750		349,306		8,919,211	237%	15%	116%
2034	2,475,936	1,882,750	1,882,750	1,882,750		701,807		9,621,019	220%	14%	130%
2035	2,879,850	1,882,750	1,882,750	1,882,750		(1,391,904)		8,229,115	193%	12%	70%
2036	3,092,152	1,882,750	1,882,750	1,882,750		(776,634)		6,455,340	160%	10%	83%
2037	3,244,096	1,882,750	1,882,750	1,882,750		(386,222)		6,119,118	150%	9%	93%
2038	3,638,859	1,882,750	1,882,750	1,882,750		(106,806)		6,012,312	133%	8%	98%
2039	3,859,366	1,882,750	1,882,750	1,882,750		202,883		6,215,195	125%	6%	104%
2040	4,299,778	1,882,750	1,882,750	1,882,750		104,912		6,520,674	105%	7%	102%
2041	4,523,194	1,882,750	1,882,750	1,882,750		3,946		6,524,523	95%	6%	100%
2042	5,018,883	1,882,750	1,882,750	1,882,750		4,212		6,529,946	83%	6%	100%
2043	5,257,867	1,882,750	1,882,750	1,882,750		1,729		6,531,675	79%	5%	100%
2044	5,700,412	1,882,750	1,882,750	1,882,750		2,479		6,534,155	71%	6%	100%
2045	5,814,848	1,882,750	1,882,750	1,882,750		4,263		6,540,181	58%	4%	100%
2046	6,254,462	1,882,750	1,882,750	1,882,750		664		6,540,845	53%	4%	100%
2047	6,254,462	1,882,750	1,882,750	1,882,750		4,114		6,545,258	45%	3%	100%
2048	6,629,729	1,882,750	1,882,750	1,882,750		4,114		6,548,372	42%	3%	100%
2049	6,629,729	1,882,750	1,882,750	1,882,750		3,864		6,553,236	36%	2%	100%
2050	7,027,513	1,882,750	1,882,750	1,882,750		131		6,556,897	33%	2%	100%
2051	7,027,513	1,882,750	1,882,750	1,882,750		2,573		6,559,570	28%	2%	100%
2052	7,449,164	1,882,750	1,882,750	1,882,750		2,073		6,561,644	19%	1%	100%
2053	7,449,164	1,882,750	1,882,750	1,882,750		5,148		6,566,791	15%	1%	100%
2054	7,896,114	1,882,750	1,882,750	1,882,750		4,398		6,571,189	10%	1%	100%
2055	7,896,114	1,882,750	1,882,750	1,882,750		2,162		6,573,351	5%	0%	100%
2056	8,369,881	1,882,750	1,882,750	1,882,750		4,182		6,577,512	0%	0%	100%
2057	8,369,881	1,882,750	1,882,750	1,882,750							
2058	8,872,073	1,882,750	1,882,750	1,882,750							
2059	9,404,398	1,882,750	1,882,750	1,882,750							
2060	9,404,398	1,882,750	1,882,750	1,882,750							
2061	9,404,398	1,882,750	1,882,750	1,882,750							
2062	9,968,662	1,882,750	1,882,750	1,882,750							
2063	9,968,662	1,882,750	1,882,750	1,882,750							
	204,763,295	13,179,250	185,141,533	208,320,783	1,710,000	(5,287,496)	6,577,512				

(1) Estimated balance (bad) [C] Assumes \$3,428M Deposit @ Ser. 2023 closing (bad) [F] Assumes \$8,419M Deposit @ Ser. 2033 closing (bad)

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4**  
 Operations Revenue and Expense Projection - 05/13/2023

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 0.5%	Specific Ownership Tax @ 0.5%	Total Available For O&M	Total Mills
2022	\$0	10,000	\$0	\$0	\$0	50,000
2023	0	10,000	0	0	0	60,000
2024	1,305,000	10,000	12,789	787	13,556	60,000
2025	4,522,500	10,000	44,321	2,859	48,980	60,000
2026	7,987,400	10,000	78,375	4,702	83,077	60,000
2027	11,344,887	10,000	111,180	6,871	117,851	60,000
2028	15,381,717	10,000	150,545	9,033	159,578	60,000
2029	18,844,442	10,000	184,878	11,081	195,756	60,000
2030	23,449,199	10,000	229,802	13,788	243,590	60,000
2031	27,072,817	10,000	265,312	15,919	281,230	60,000
2032	32,314,570	10,000	316,683	18,001	335,684	60,000
2033	36,235,184	10,000	355,105	21,306	378,411	60,000
2034	43,818,557	10,000	429,422	25,765	455,187	60,000
2035	47,740,871	10,000	467,859	28,072	495,930	60,000
2036	54,527,368	10,000	534,388	32,082	566,430	60,000
2037	59,507,936	10,000	574,358	34,461	608,619	60,000
2038	66,206,292	10,000	648,841	38,930	687,772	60,000
2039	70,453,715	10,000	680,446	41,427	731,873	60,000
2040	78,832,989	10,000	773,543	46,413	819,956	60,000
2041	83,348,907	10,000	816,828	49,010	865,839	60,000
2042	92,777,878	10,000	909,223	54,553	963,777	60,000
2043	97,373,281	10,000	954,258	57,255	1,011,513	60,000
2044	107,824,646	10,000	1,058,682	63,401	1,120,082	60,000
2045	111,953,182	10,000	1,087,141	65,828	1,152,970	60,000
2046	120,417,051	10,000	1,180,087	70,805	1,250,892	60,000
2047	120,417,051	10,000	1,180,087	70,805	1,250,892	60,000
2048	127,842,074	10,000	1,250,892	75,054	1,325,946	60,000
2049	127,842,074	10,000	1,250,892	75,054	1,325,946	60,000
2050	135,300,598	10,000	1,325,946	79,557	1,405,503	60,000
2051	135,300,598	10,000	1,325,946	79,557	1,405,503	60,000
2052	143,419,634	10,000	1,405,503	84,330	1,489,833	60,000
2053	143,419,634	10,000	1,405,503	84,330	1,489,833	60,000
2054	152,023,752	10,000	1,489,833	89,390	1,579,223	60,000
2055	152,023,752	10,000	1,489,833	89,390	1,579,223	60,000
2056	161,145,178	10,000	1,579,223	94,753	1,673,976	60,000
2057	161,145,178	10,000	1,579,223	94,753	1,673,976	60,000
2058	170,813,888	10,000	1,673,976	100,439	1,774,415	60,000
2059	170,813,888	10,000	1,673,976	100,439	1,774,415	60,000
2060	181,082,722	10,000	1,774,415	106,465	1,880,880	60,000
2061	181,082,722	10,000	1,774,415	106,465	1,880,880	60,000
2062	191,528,485	10,000	1,880,880	112,853	1,993,732	60,000
2063	191,528,485	10,000	1,880,880	112,853	1,993,732	60,000
			37,823,263	2,289,396	40,082,659	

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4**  
**Development Summary**  
**Development Projection – Buildout Plan (updated 5/13/20)**

Product Type Base \$ ('23)	Residential Development		Commercial Development	
	SFD \$450,000	Res'l Totals	Retail \$200/sf	Comm'l Totals
2022	-	-	-	-
2023	100	100	-	-
2024	100	100	-	-
2025	100	100	-	-
2026	100	100	-	-
2027	100	100	-	-
2028	100	100	-	-
2029	100	100	-	-
2030	100	100	-	-
2031	100	100	-	-
2032	100	100	26,000	26,000
2033	100	100	-	-
2034	100	100	-	-
2035	100	100	-	-
2036	100	100	-	-
2037	100	100	-	-
2038	100	100	-	-
2039	100	100	-	-
2040	100	100	-	-
2041	100	100	-	-
2042	100	100	-	-
2043	100	100	-	-
2044	50	50	-	-
2045	-	-	-	-
<b>MV @ Full Buildout (base prices; un-infl.)</b>	<b>2,150</b>	<b>\$967,500,000</b>	<b>26,000</b>	<b>26,000</b>
		<b>\$967,500,000</b>	<b>\$5,200,000</b>	<b>\$5,200,000</b>

**Notes:**  
 Platted/Dev Lots = 10% MV; one-yr prior  
 Base MV \$ inflated 2% per annum  
 Res'l SFDs Fac. Fees = \$2,000 unit



**SOURCES AND USES OF FUNDS**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
 GENERAL OBLIGATION BONDS, SERIES 2023  
 50.000 (target) Mills  
 Non-Rated, 100x, 30-yr. Maturity  
 (SERVICE PLAN: 2033 Growth + 6.00% BI-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Dated Date                   12/01/2023  
 Delivery Date               12/01/2023

**Sources:**

<b>Bond Proceeds:</b>	
Par Amount	37,655,000.00
	37,655,000.00

**Uses:**

<b>Project Fund Deposits:</b>	
Project Fund	27,527,650.00
<b>Other Fund Deposits:</b>	
Capitalized Interest Fund	5,648,250.00
<b>Delivery Date Expenses:</b>	
Cost of Issuance	300,000.00
Underwriter's Discount	753,100.00
	1,053,100.00
<b>Other Uses of Funds:</b>	
Deposit to Surplus Fund (New)	3,426,000.00
	37,655,000.00

**BOND SUMMARY STATISTICS**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION BONDS, SERIES 2023  
50.000 (target) Mills  
Non-Rated, 100x, 30-yr. Maturity  
(SERVICE PLAN: 2033 Growth + 6.00% BI-Reassessment Projections)  
[ Preliminary – for discussion only ]**

Dated Date	12/01/2023
Delivery Date	12/01/2023
First Coupon	06/01/2024
Last Maturity	12/01/2053
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.149420%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.210165%
Average Coupon	5.000000%
Average Life (years)	23.673
Weighted Average Maturity (years)	23.673
Duration of issue (years)	13.808
Par Amount	37,655,000.00
Bond Proceeds	37,655,000.00
Total Interest	44,570,000.00
Net Interest	45,323,100.00
Bond Years from Dated Date	891,400,000.00
Bond Years from Delivery Date	891,400,000.00
Total Debt Service	82,225,000.00
Maximum Annual Debt Service	4,074,000.00
Average Annual Debt Service	2,740,833.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2053	37,655,000.00	100.000	5.000%	23.673	08/03/2047	58,365.25
	37,655,000.00			23.673		58,365.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	37,655,000.00	37,655,000.00	37,655,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-753,100.00	-753,100.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	36,901,900.00	36,601,900.00	37,655,000.00
Target Date	12/01/2023	12/01/2023	12/01/2023
Yield	5.149420%	5.210165%	5.000000%

**BOND DEBT SERVICE**  
**THE RANCH METROPOLITAN DISTRICT Nos. 1-4**  
**GENERAL OBLIGATION BONDS, SERIES 2023**  
**50.000 (target) Mills**  
**Non-Rated, 100x, 30-yr. Maturity**  
**(SERVICE PLAN: 2033 Growth + 6.00% Bi-Reassessment Projections)**  
**[ Preliminary -- for discussion only ]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2024			941,375	941,375	
12/01/2024			941,375	941,375	1,882,750
06/01/2025			941,375	941,375	
12/01/2025			941,375	941,375	1,882,750
06/01/2026			941,375	941,375	
12/01/2026			941,375	941,375	1,882,750
06/01/2027			941,375	941,375	
12/01/2027			941,375	941,375	1,882,750
06/01/2028			941,375	941,375	
12/01/2028			941,375	941,375	1,882,750
06/01/2029			941,375	941,375	
12/01/2029			941,375	941,375	1,882,750
06/01/2030			941,375	941,375	
12/01/2030			941,375	941,375	1,882,750
06/01/2031			941,375	941,375	
12/01/2031			941,375	941,375	1,882,750
06/01/2032			941,375	941,375	
12/01/2032			941,375	941,375	1,882,750
06/01/2033			941,375	941,375	
12/01/2033			941,375	941,375	1,882,750
06/01/2034			941,375	941,375	
12/01/2034	390,000		941,375	1,331,375	2,272,750
06/01/2035			931,625	931,625	
12/01/2035	545,000	5.000%	931,625	1,476,625	2,408,250
06/01/2036			918,000	918,000	
12/01/2036	720,000	5.000%	918,000	1,638,000	2,556,000
06/01/2037			900,000	900,000	
12/01/2037	755,000	5.000%	900,000	1,655,000	2,555,000
06/01/2038			881,125	881,125	
12/01/2038	945,000	5.000%	881,125	1,826,125	2,707,250
06/01/2039			857,500	857,500	
12/01/2039	990,000	5.000%	857,500	1,847,500	2,705,000
06/01/2040			832,750	832,750	
12/01/2040	1,205,000	5.000%	832,750	2,037,750	2,870,500
06/01/2041			802,625	802,625	
12/01/2041	1,285,000	5.000%	802,625	2,067,625	2,870,250
06/01/2042			771,000	771,000	
12/01/2042	1,500,000	5.000%	771,000	2,271,000	3,042,000
06/01/2043			733,500	733,500	
12/01/2043	1,575,000	5.000%	733,500	2,308,500	3,042,000
06/01/2044			694,125	694,125	
12/01/2044	1,835,000	5.000%	694,125	2,528,125	3,223,250
06/01/2045			648,250	648,250	
12/01/2045	1,930,000	5.000%	648,250	2,578,250	3,226,500
06/01/2046			600,000	600,000	
12/01/2046	2,220,000	5.000%	600,000	2,820,000	3,420,000
06/01/2047			544,500	544,500	
12/01/2047	2,330,000	5.000%	544,500	2,874,500	3,419,000
06/01/2048			486,250	486,250	
12/01/2048	2,650,000	5.000%	486,250	3,136,250	3,622,500
06/01/2049			420,000	420,000	
12/01/2049	2,785,000	5.000%	420,000	3,205,000	3,625,000
06/01/2050			350,375	350,375	
12/01/2050	3,140,000	5.000%	350,375	3,490,375	3,840,750
06/01/2051			271,875	271,875	
12/01/2051	3,300,000	5.000%	271,875	3,571,875	3,843,750
06/01/2052			189,375	189,375	
12/01/2052	3,695,000	5.000%	189,375	3,884,375	4,073,750
06/01/2053			87,000	87,000	
12/01/2053	3,880,000	5.000%	87,000	3,977,000	4,074,000
	<b>37,655,000</b>		<b>44,570,000</b>	<b>82,225,000</b>	<b>82,225,000</b>

**NET DEBT SERVICE**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
 GENERAL OBLIGATION BONDS, SERIES 2023  
 50.000 (target) Mills  
 Non-Rated, 100x, 30-yr. Maturity  
 (SERVICE PLAN: 2033 Growth + 6.00% BI-Reassessment Projections)  
 [ Preliminary – for discussion only ]**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>	<b>Capitalized Interest Fund</b>	<b>Net Debt Service</b>
12/01/2024		1,882,750	1,882,750	1,882,750	
12/01/2025		1,882,750	1,882,750	1,882,750	
12/01/2026		1,882,750	1,882,750	1,882,750	
12/01/2027		1,882,750	1,882,750		1,882,750
12/01/2028		1,882,750	1,882,750		1,882,750
12/01/2029		1,882,750	1,882,750		1,882,750
12/01/2030		1,882,750	1,882,750		1,882,750
12/01/2031		1,882,750	1,882,750		1,882,750
12/01/2032		1,882,750	1,882,750		1,882,750
12/01/2033		1,882,750	1,882,750		1,882,750
12/01/2034	390,000	1,882,750	2,272,750		2,272,750
12/01/2035	545,000	1,863,250	2,408,250		2,408,250
12/01/2036	720,000	1,836,000	2,556,000		2,556,000
12/01/2037	755,000	1,800,000	2,555,000		2,555,000
12/01/2038	945,000	1,762,250	2,707,250		2,707,250
12/01/2039	990,000	1,715,000	2,705,000		2,705,000
12/01/2040	1,205,000	1,665,500	2,870,500		2,870,500
12/01/2041	1,265,000	1,605,250	2,870,250		2,870,250
12/01/2042	1,500,000	1,542,000	3,042,000		3,042,000
12/01/2043	1,575,000	1,467,000	3,042,000		3,042,000
12/01/2044	1,835,000	1,388,250	3,223,250		3,223,250
12/01/2045	1,930,000	1,296,500	3,226,500		3,226,500
12/01/2046	2,220,000	1,200,000	3,420,000		3,420,000
12/01/2047	2,330,000	1,089,000	3,419,000		3,419,000
12/01/2048	2,650,000	972,500	3,622,500		3,622,500
12/01/2049	2,785,000	840,000	3,625,000		3,625,000
12/01/2050	3,140,000	700,750	3,840,750		3,840,750
12/01/2051	3,300,000	543,750	3,843,750		3,843,750
12/01/2052	3,695,000	378,750	4,073,750		4,073,750
12/01/2053	3,880,000	194,000	4,074,000		4,074,000
	<b>37,655,000</b>	<b>44,570,000</b>	<b>82,225,000</b>	<b>5,648,250</b>	<b>76,576,750</b>

**BOND SOLUTION**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION BONDS, SERIES 2023  
50.000 (target) Mills  
Non-Rated, 100x, 30-yr. Maturity  
(SERVICE PLAN: 2033 Growth + 6.00% BI-Reassessment Projections)  
[ Preliminary -- for discussion only ]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2024		1,882,750	-1,882,750		67,782	67,782	
12/01/2025		1,882,750	-1,882,750		234,899	234,899	
12/01/2026		1,882,750	-1,882,750		415,385	415,385	
12/01/2027		1,882,750		1,882,750	589,253	-1,293,497	31.29749%
12/01/2028		1,882,750		1,882,750	797,888	-1,084,862	42.37884%
12/01/2029		1,882,750		1,882,750	978,780	-803,970	51.98674%
12/01/2030		1,882,750		1,882,750	1,217,951	-664,799	64.68999%
12/01/2031		1,882,750		1,882,750	1,406,152	-476,598	74.68605%
12/01/2032		1,882,750		1,882,750	1,678,419	-204,331	89.14719%
12/01/2033		1,882,750		1,882,750	1,882,055	-695	99.96311%
12/01/2034	390,000	2,272,750		2,272,750	2,275,936	3,186	100.14018%
12/01/2035	545,000	2,408,250		2,408,250	2,479,660	71,400	102.96483%
12/01/2036	720,000	2,556,000		2,556,000	2,832,162	276,162	110.80405%
12/01/2037	755,000	2,555,000		2,555,000	3,044,096	489,096	119.14271%
12/01/2038	945,000	2,707,250		2,707,250	3,438,859	731,609	127.02405%
12/01/2039	990,000	2,705,000		2,705,000	3,659,366	954,366	135.28155%
12/01/2040	1,205,000	2,870,500		2,870,500	4,099,778	1,229,278	142.82454%
12/01/2041	1,265,000	2,870,250		2,870,250	4,329,194	1,458,944	150.82986%
12/01/2042	1,500,000	3,042,000		3,042,000	4,818,883	1,776,883	158.41167%
12/01/2043	1,575,000	3,042,000		3,042,000	5,057,567	2,015,567	166.25796%
12/01/2044	1,835,000	3,223,250		3,223,250	5,600,412	2,377,162	173.75047%
12/01/2045	1,930,000	3,226,500		3,226,500	5,814,848	2,588,348	180.22155%
12/01/2046	2,220,000	3,420,000		3,420,000	6,254,462	2,834,462	182.87900%
12/01/2047	2,330,000	3,419,000		3,419,000	6,254,462	2,835,462	182.93248%
12/01/2048	2,650,000	3,622,500		3,622,500	6,629,729	3,007,229	183.01530%
12/01/2049	2,785,000	3,625,000		3,625,000	6,629,729	3,004,729	182.88908%
12/01/2050	3,140,000	3,840,750		3,840,750	7,027,513	3,186,763	182.97242%
12/01/2051	3,300,000	3,843,750		3,843,750	7,027,513	3,183,763	182.82961%
12/01/2052	3,695,000	4,073,750		4,073,750	7,449,164	3,375,414	182.85766%
12/01/2053	3,880,000	4,074,000		4,074,000	7,449,164	3,375,164	182.84644%
	<b>37,655,000</b>	<b>82,225,000</b>	<b>-5,648,250</b>	<b>76,576,750</b>	<b>111,441,041</b>	<b>34,864,291</b>	

**SOURCES AND USES OF FUNDS**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
 Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
 50.000 (target) Mills  
 Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
 (SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Dated Date                    12/01/2033  
 Delivery Date                12/01/2033

**Sources:**

<b>Bond Proceeds:</b>	
Par Amount	92,720,000.00
<b>Other Sources of Funds:</b>	
Funds on Hand*	1,710,000.00
	94,430,000.00

**Uses:**

<b>Project Fund Deposits:</b>	
Project Fund	39,207,169.58
<b>Refunding Escrow Deposits:</b>	
Cash Deposit*	37,655,000.00
<b>Other Fund Deposits:</b>	
Capitalized Interest	7,094,430.42
<b>Delivery Date Expenses:</b>	
Cost of Issuance	200,000.00
Underwriter's Discount	1,854,400.00
	2,054,400.00
<b>Other Uses of Funds:</b>	
Deposit to Surplus Fund (New)	8,419,000.00
	94,430,000.00

[\*] Estimated balances (tbd).

**BOND SUMMARY STATISTICS**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
60.000 (target) Mills  
Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)  
[ Preliminary – for discussion only ]**

Dated Date	12/01/2033
Delivery Date	12/01/2033
First Coupon	06/01/2034
Last Maturity	12/01/2063
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.149838%
Net Interest Cost (NIC)	5.000000%
All-in TIC	5.186260%
Average Coupon	5.000000%
Average Life (years)	23.585
Weighted Average Maturity (years)	23.585
Duration of Issue (years)	13.770
Par Amount	92,720,000.00
Bond Proceeds	92,720,000.00
Total Interest	109,338,500.00
Net Interest	111,192,900.00
Bond Years from Dated Date	2,186,770,000.00
Bond Years from Delivery Date	2,186,770,000.00
Total Debt Service	202,058,500.00
Maximum Annual Debt Service	9,966,500.00
Average Annual Debt Service	6,735,283.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	92,720,000.00	100.000	5.000%	23.585	07/02/2057	143,718.00
	92,720,000.00			23.585		143,718.00

	TIC	All-in TIC	Arbitrage Yield
Par Value	92,720,000.00	92,720,000.00	92,720,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,854,400.00	-1,854,400.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	90,865,600.00	90,865,600.00	92,720,000.00
Target Date	12/01/2033	12/01/2033	12/01/2033
Yield	5.149838%	5.186260%	5.000000%

**BOND DEBT SERVICE**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
50.000 (target) Mills**

**Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)  
[ Preliminary – for discussion only ]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2034			2,318,000	2,318,000	
12/01/2034			2,318,000	2,318,000	4,636,000
06/01/2035			2,318,000	2,318,000	
12/01/2035			2,318,000	2,318,000	4,636,000
06/01/2036			2,318,000	2,318,000	
12/01/2036			2,318,000	2,318,000	4,636,000
06/01/2037			2,318,000	2,318,000	
12/01/2037			2,318,000	2,318,000	4,636,000
06/01/2038			2,318,000	2,318,000	
12/01/2038			2,318,000	2,318,000	4,636,000
06/01/2039			2,318,000	2,318,000	
12/01/2039			2,318,000	2,318,000	4,636,000
06/01/2040			2,318,000	2,318,000	
12/01/2040			2,318,000	2,318,000	4,636,000
06/01/2041			2,318,000	2,318,000	
12/01/2041			2,318,000	2,318,000	4,636,000
06/01/2042			2,318,000	2,318,000	
12/01/2042	180,000	5.000%	2,318,000	2,498,000	4,816,000
06/01/2043			2,313,500	2,313,500	
12/01/2043	430,000	5.000%	2,313,500	2,743,500	5,057,000
06/01/2044			2,302,750	2,302,750	
12/01/2044	990,000	5.000%	2,302,750	3,282,750	5,596,500
06/01/2045			2,278,000	2,278,000	
12/01/2045	1,255,000	5.000%	2,278,000	3,533,000	5,811,000
06/01/2046			2,246,625	2,246,625	
12/01/2046	1,780,000	5.000%	2,246,625	4,006,625	6,253,250
06/01/2047			2,202,625	2,202,625	
12/01/2047	1,845,000	5.000%	2,202,625	4,047,625	6,250,250
06/01/2048			2,156,500	2,156,500	
12/01/2048	2,315,000	5.000%	2,156,500	4,471,500	6,828,000
06/01/2049			2,098,625	2,098,625	
12/01/2049	2,430,000	5.000%	2,098,625	4,528,625	6,627,250
06/01/2050			2,037,875	2,037,875	
12/01/2050	2,950,000	5.000%	2,037,875	4,867,875	7,025,750
06/01/2051			1,964,125	1,964,125	
12/01/2051	3,095,000	5.000%	1,964,125	5,050,125	7,023,250
06/01/2052			1,886,750	1,886,750	
12/01/2052	3,875,000	5.000%	1,886,750	5,561,750	7,448,500
06/01/2053			1,794,875	1,794,875	
12/01/2053	3,855,000	5.000%	1,794,875	5,649,875	7,444,750
06/01/2054			1,698,500	1,698,500	
12/01/2054	4,495,000	5.000%	1,698,500	6,193,500	7,892,000
06/01/2055			1,586,125	1,586,125	
12/01/2055	4,720,000	5.000%	1,586,125	6,306,125	7,892,250
06/01/2056			1,468,125	1,468,125	
12/01/2056	5,430,000	5.000%	1,468,125	6,898,125	8,366,250
06/01/2057			1,332,375	1,332,375	
12/01/2057	5,705,000	5.000%	1,332,375	7,037,375	8,389,750
06/01/2058			1,189,750	1,189,750	
12/01/2058	6,490,000	5.000%	1,189,750	7,679,750	8,869,500
06/01/2059			1,027,500	1,027,500	
12/01/2059	6,815,000	5.000%	1,027,500	7,842,500	8,870,000
06/01/2060			857,125	857,125	
12/01/2060	7,685,000	5.000%	857,125	8,542,125	9,399,250
06/01/2061			665,000	665,000	
12/01/2061	8,070,000	5.000%	665,000	8,735,000	9,400,000
06/01/2062			463,250	463,250	
12/01/2062	9,040,000	5.000%	463,250	9,503,250	9,966,500
06/01/2063			237,250	237,250	
12/01/2063	9,490,000	5.000%	237,250	9,727,250	9,964,500
	<b>92,720,000</b>		<b>109,338,500</b>	<b>202,058,500</b>	<b>202,058,500</b>

**NET DEBT SERVICE**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
50.000 (target) Mills  
Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)  
[ Preliminary -- for discussion only ]**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest	Net Debt Service
12/01/2034		4,636,000	4,636,000	2,364,810.14	2,271,189.86
12/01/2035		4,636,000	4,636,000	2,364,810.14	2,271,189.86
12/01/2036		4,636,000	4,636,000	2,364,810.14	2,271,189.86
12/01/2037		4,636,000	4,636,000		4,636,000.00
12/01/2038		4,636,000	4,636,000		4,636,000.00
12/01/2039		4,636,000	4,636,000		4,636,000.00
12/01/2040		4,636,000	4,636,000		4,636,000.00
12/01/2041		4,636,000	4,636,000		4,636,000.00
12/01/2042	180,000	4,636,000	4,816,000		4,816,000.00
12/01/2043	430,000	4,627,000	5,057,000		5,057,000.00
12/01/2044	990,000	4,605,500	5,595,500		5,595,500.00
12/01/2045	1,255,000	4,556,000	5,811,000		5,811,000.00
12/01/2046	1,760,000	4,493,250	6,253,250		6,253,250.00
12/01/2047	1,845,000	4,405,250	6,250,250		6,250,250.00
12/01/2048	2,315,000	4,313,000	6,628,000		6,628,000.00
12/01/2049	2,430,000	4,197,250	6,627,250		6,627,250.00
12/01/2050	2,950,000	4,075,750	7,025,750		7,025,750.00
12/01/2051	3,085,000	3,928,250	7,023,250		7,023,250.00
12/01/2052	3,675,000	3,773,500	7,448,500		7,448,500.00
12/01/2053	3,855,000	3,589,750	7,444,750		7,444,750.00
12/01/2054	4,495,000	3,397,000	7,892,000		7,892,000.00
12/01/2055	4,720,000	3,172,250	7,892,250		7,892,250.00
12/01/2056	5,430,000	2,936,250	8,366,250		8,366,250.00
12/01/2057	5,705,000	2,664,750	8,369,750		8,369,750.00
12/01/2058	6,490,000	2,379,500	8,869,500		8,869,500.00
12/01/2059	6,815,000	2,055,000	8,870,000		8,870,000.00
12/01/2060	7,685,000	1,714,250	9,399,250		9,399,250.00
12/01/2061	8,070,000	1,330,000	9,400,000		9,400,000.00
12/01/2062	9,040,000	926,500	9,966,500		9,966,500.00
12/01/2063	9,480,000	474,500	9,954,500		9,954,500.00
	<b>92,720,000</b>	<b>109,338,500</b>	<b>202,058,500</b>	<b>7,094,430.42</b>	<b>194,964,069.58</b>

**BOND SOLUTION**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
50.000 (target) Mills  
Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)  
[ Preliminary – for discussion only ]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2034		4,636,000	-2,364,810	2,271,190	2,275,936	4,746	100.20886%
12/01/2035		4,636,000	-2,364,810	2,271,190	2,479,650	208,461	109.17848%
12/01/2036		4,636,000	-2,364,810	2,271,190	2,832,152	560,962	124.69902%
12/01/2037		4,636,000		4,636,000	3,044,096	-1,591,904	65.66213%
12/01/2038		4,636,000		4,636,000	3,438,869	-1,197,141	74.17728%
12/01/2039		4,636,000		4,636,000	3,659,386	-976,634	78.93369%
12/01/2040		4,636,000		4,636,000	4,099,778	-536,222	88.43353%
12/01/2041		4,636,000		4,636,000	4,329,194	-306,806	93.38210%
12/01/2042	160,000	4,816,000		4,816,000	4,818,883	2,883	100.05886%
12/01/2043	430,000	5,057,000		5,057,000	5,057,567	567	100.01122%
12/01/2044	890,000	5,595,500		5,595,500	5,600,412	4,912	100.08779%
12/01/2045	1,255,000	5,811,000		5,811,000	5,814,848	3,848	100.06622%
12/01/2046	1,760,000	6,253,250		6,253,250	6,254,462	1,212	100.01938%
12/01/2047	1,845,000	6,250,250		6,250,250	6,254,462	4,212	100.06738%
12/01/2048	2,315,000	6,626,000		6,626,000	6,629,729	1,729	100.02609%
12/01/2049	2,430,000	6,627,250		6,627,250	6,629,729	2,479	100.03741%
12/01/2050	2,950,000	7,025,750		7,025,750	7,027,513	1,763	100.02509%
12/01/2051	3,095,000	7,023,250		7,023,250	7,027,513	4,263	100.06070%
12/01/2052	3,675,000	7,448,500		7,448,500	7,449,164	664	100.00891%
12/01/2053	3,855,000	7,444,750		7,444,750	7,449,164	4,414	100.05929%
12/01/2054	4,495,000	7,892,000		7,892,000	7,896,114	4,114	100.05212%
12/01/2055	4,720,000	7,892,250		7,892,250	7,896,114	3,864	100.04896%
12/01/2056	5,430,000	8,368,250		8,368,250	8,369,881	3,631	100.04339%
12/01/2057	5,705,000	8,369,750		8,369,750	8,369,881	131	100.00156%
12/01/2058	6,490,000	8,869,500		8,869,500	8,872,073	2,573	100.02901%
12/01/2059	6,815,000	8,870,000		8,870,000	8,872,073	2,073	100.02337%
12/01/2060	7,685,000	9,399,250		9,399,250	9,404,398	5,148	100.05477%
12/01/2061	8,070,000	9,400,000		9,400,000	9,404,398	4,398	100.04678%
12/01/2062	9,040,000	9,966,500		9,966,500	9,968,662	2,162	100.02169%
12/01/2063	9,490,000	9,964,500		9,964,500	9,968,662	4,162	100.04176%
	<b>92,720,000</b>	<b>202,056,500</b>	<b>-7,094,430</b>	<b>194,964,070</b>	<b>191,194,731</b>	<b>-3,768,338</b>	

**SUMMARY OF BONDS REFUNDED**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4**  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033**  
**Pay & Cancel Refunding of (proposed) Series 2023 + New Money**  
**50.000 (target) Mills**  
**Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity**  
**(SERVICE PLAN: Full Growth + 8.00% BI-Reassessment Projections)**  
**[ Preliminary -- for discussion only ]**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
5/13/20: Ser 23 NR SP, 5.00%, 100x, 50.00mils, PG+6% BIRE:					
TERM53	12/01/2034	5.000%	390,000.00	12/01/2033	100.000
	12/01/2035	5.000%	546,000.00	12/01/2033	100.000
	12/01/2036	5.000%	720,000.00	12/01/2033	100.000
	12/01/2037	5.000%	755,000.00	12/01/2033	100.000
	12/01/2038	5.000%	945,000.00	12/01/2033	100.000
	12/01/2039	5.000%	990,000.00	12/01/2033	100.000
	12/01/2040	5.000%	1,205,000.00	12/01/2033	100.000
	12/01/2041	5.000%	1,265,000.00	12/01/2033	100.000
	12/01/2042	5.000%	1,500,000.00	12/01/2033	100.000
	12/01/2043	5.000%	1,575,000.00	12/01/2033	100.000
	12/01/2044	5.000%	1,635,000.00	12/01/2033	100.000
	12/01/2045	5.000%	1,930,000.00	12/01/2033	100.000
	12/01/2046	5.000%	2,220,000.00	12/01/2033	100.000
	12/01/2047	5.000%	2,330,000.00	12/01/2033	100.000
	12/01/2048	5.000%	2,650,000.00	12/01/2033	100.000
	12/01/2049	5.000%	2,785,000.00	12/01/2033	100.000
	12/01/2050	5.000%	3,140,000.00	12/01/2033	100.000
	12/01/2051	5.000%	3,300,000.00	12/01/2033	100.000
	12/01/2052	5.000%	3,695,000.00	12/01/2033	100.000
	12/01/2053	5.000%	3,880,000.00	12/01/2033	100.000
			<b>37,655,000.00</b>		

**ESCROW REQUIREMENTS**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
 GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
 Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
 50.000 (target) Mills  
 Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
 (SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)  
 [ Preliminary -- for discussion only ]**

Dated Date                    12/01/2033  
 Delivery Date                12/01/2033

<b>Period Ending</b>	<b>Principal Redeemed</b>	<b>Total</b>
12/01/2033	37,655,000.00	37,655,000.00
	37,655,000.00	37,655,000.00

**PRIOR BOND DEBT SERVICE**

**THE RANCH METROPOLITAN DISTRICT Nos. 1-4  
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2033  
Pay & Cancel Refunding of (proposed) Series 2023 + New Money  
50,000 (target) Mills  
Assumes Non-Rated, 100x @ Cap, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)  
[ Preliminary -- for discussion only ]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2034			941,375	941,375	
12/01/2034	390,000	5.000%	941,375	1,331,375	2,272,750
06/01/2035			931,625	931,625	
12/01/2035	545,000	5.000%	931,625	1,476,625	2,408,250
06/01/2036			918,000	918,000	
12/01/2036	720,000	5.000%	918,000	1,638,000	2,556,000
06/01/2037			900,000	900,000	
12/01/2037	755,000	5.000%	900,000	1,655,000	2,555,000
06/01/2038			881,125	881,125	
12/01/2038	945,000	5.000%	881,125	1,826,125	2,707,250
06/01/2039			857,500	857,500	
12/01/2039	990,000	5.000%	857,500	1,847,500	2,705,000
06/01/2040			832,750	832,750	
12/01/2040	1,205,000	5.000%	832,750	2,037,750	2,870,500
06/01/2041			802,625	802,625	
12/01/2041	1,265,000	5.000%	802,625	2,067,625	2,870,250
06/01/2042			771,000	771,000	
12/01/2042	1,500,000	5.000%	771,000	2,271,000	3,042,000
06/01/2043			733,500	733,500	
12/01/2043	1,575,000	5.000%	733,500	2,308,500	3,042,000
06/01/2044			694,125	694,125	
12/01/2044	1,835,000	5.000%	694,125	2,529,125	3,223,250
06/01/2045			648,250	648,250	
12/01/2045	1,930,000	5.000%	648,250	2,578,250	3,226,500
06/01/2046			600,000	600,000	
12/01/2046	2,220,000	5.000%	600,000	2,820,000	3,420,000
06/01/2047			544,500	544,500	
12/01/2047	2,330,000	5.000%	544,500	2,874,500	3,419,000
06/01/2048			486,250	486,250	
12/01/2048	2,650,000	5.000%	486,250	3,136,250	3,622,500
06/01/2049			420,000	420,000	
12/01/2049	2,785,000	5.000%	420,000	3,205,000	3,625,000
06/01/2050			350,375	350,375	
12/01/2050	3,140,000	5.000%	350,375	3,490,375	3,840,750
06/01/2051			271,875	271,875	
12/01/2051	3,300,000	5.000%	271,875	3,571,875	3,843,750
06/01/2052			189,375	189,375	
12/01/2052	3,695,000	5.000%	189,375	3,884,375	4,073,750
06/01/2053			97,000	97,000	
12/01/2053	3,880,000	5.000%	97,000	3,977,000	4,074,000
	<b>37,655,000</b>		<b>25,742,500</b>	<b>63,397,500</b>	<b>63,397,500</b>

**EXHIBIT E**

**ANNUAL REPORT AND DISCLOSURE FORM**  
(Sample attached)

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

1. Name of District(s):	The Ranch Metropolitan District Nos. 1-4
2. Report for Calendar Year:	2020
3. Contact Information	SPENCER FANE LLP Attention: Russell W. Dykstra 1700 Lincoln Street, Suite 2000 Denver, CO 80203-4554 Phone: 303-839-3845 E-mail: <a href="mailto:rdykstra@spencerfane.com">rdykstra@spencerfane.com</a>
4. Meeting Information	Meeting information can be found by contacting the contact person listed above.
5. Type of District(s)/ Unique Representational Issues (if any)	Colorado Revised Statutes Title 32 Metropolitan District
6. Authorized Purposes of the District(s)	The Service Plan authorizes all permissible purposes as allowed under Colorado Revised Statutes Title 32
7. Active Purposes of the District(s)	Proposed design, construction and completion of an estimated \$34,321,640 of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, water and sanitary sewer, and park and recreation improvements
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. 50 Mills (as may be Gallagher adjusted) b. 10 Mills (as may be Gallagher adjusted) c. 5 Mills (as may be Gallagher adjusted) d. 65 Mills (as may be Gallagher adjusted)
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Assume a residential property with a value of \$300,000 x 7.15% = \$21,450 (assessed value); \$21,450 x .065 = \$1,394 taxes per year due to the District  Assume a commercial property with a value of \$500,000 x 29% = \$145,000 (assessed value); \$145,000 x .070 = \$9,425 taxes per year due to the District
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)  a. Debt Service b. Operational c. Other d. Total	a. 50 Mills (as may be Gallagher adjusted) b. 10 Mills (as may be Gallagher adjusted) c. 5 Mills (as may be Gallagher adjusted) d. 65 Mills (as may be Gallagher adjusted)

11.	Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	See #9 above.
12.	Current Outstanding Debt of the Districts (as of the end of year of this report)	N/A
13.	Total voter-authorized debt of the Districts (including current debt)	N/A
14.	Debt proposed to be issued, reissued or otherwise obligated in the coming year.	N/A
15.	Major facilities/ infrastructure improvements initiated or completed in the prior year	N/A
16.	Summary of major property exclusion or inclusion activities in the past year.	N/A

**Reminder:**

A. As per Colorado Revised Statutes, Section 32-1-306, as it may be amended from time to time (which, among other things, outlines requirements to be met following organization of a district), the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.

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Name and Title of Respondent

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Signature of Respondent Date

RETURN COMPLETED FORM TO: El Paso County Board of County Commissioners  
Attention: Clerk to the Board  
200 South Cascade Avenue  
Colorado Springs, Colorado 80903

**\*\*NOTE:** As per CRS Section 32-1-104(2), which outlines certain requirements related to the filing of an annual notice, a copy of this report should also be submitted to:

County Assessor - 1675 West Garden of the Gods Road, Suite 2300, Colorado Springs, Colorado 80907

County Treasurer - 1675 West Garden of the Gods Road, Suite 2100, Colorado Springs, Colorado 80907