

**EAGLEVIEW  
METROPOLITAN DISTRICT**

**EL PASO COUNTY, COLORADO**

**JUNE 2, 2023**

**SERVICE PLAN FOR**  
**EAGLEVIEW**  
**METROPOLITAN DISTRICT**

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JUNE 2, 2023

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## **EXHIBITS**

- A. Maps and Legal Descriptions
  - 1. Vicinity Map
  - 2. Initially Included Property Map & Legal Description(s) of Initially Included Property/Properties
  - 3. Proposed Infrastructure Maps - Site plan, approved Preliminary Plan, roadways, and drainage facilities
  - 4. 3 Mile Radius Map
- 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 District 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 District:               | Eagleview Metropolitan District (the “District”)  |
| Property Owner(s):               | PT Eagleview LLC  |
| Developer(s):                    | PT Eagleview LLC  |
| Description of Development:      | The site consists of 121.20 Acres (TSN: 5226000001; 5226000002) located southeast of the intersection of Raygor Road and Arroya Lane in northeast El Paso County. The site is currently vacant and undeveloped. The property is currently zoned RR-2.5. The proposed Eagleview Estates Subdivision to be constructed on the site is expected to contain 38 single family residential units with an average lot size of 2.95 acres and a minimum lot size of 2.5 acres each, to be constructed on 113.34 acres within the District’s boundaries. |
| Proposed Improvements            | Total estimated improvement costs of \$7,354,022 (in 2023 dollars), of which it is estimated that \$6,464,949 (in 2023 dollars) are district-eligible public improvement costs, which include, but are not limited to, on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping.   |
| Proposed Ongoing Services:       | The District will be responsible for ongoing operations and maintenance of District-owned, operated, and maintained two stormwater quality ponds and associated drainage ways.  |
| Infrastructure<br>Capital Costs: | Approximately \$6,464,949.  |
| Maximum Debt Authorization:      | \$8,000,000. This amount is larger than the estimated cost of the Public Improvements to allow for inflation, contingencies, and unanticipated changes from the date of approval of this Service Plan.  |
| Proposed Debt Mill Levy:         | Up to 50 Mills, subject to Assessment Rate Adjustment and the Maximum Combined Mill Levy of 65 mills.   |
| Proposed O & M Mill Levy:        | Up to 15 Mills, subject to Assessment Rate Adjustment and the Maximum Combined Mill Levy of 65 mills.   |

Proposed Special Purpose  
Mill Levy:

Up to 5 mills, subject to Assessment Rate Adjustment and  
the Maximum Combined Mill Levy of 65 mills.

Proposed Maximum Mill Levies:

65 Mills, subject to Assessment Rate Adjustment.

Proposed Fees:

None proposed at this time, but the District retains the ability  
to assess fees in the future.

## II. DEFINITIONS

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: means the property described in Section 3 that is anticipated for future inclusion into the boundaries of the District.

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.

Assessment Rate Adjustment: means, if after approval of this Service Plan, the laws of the State change with respect to the assessment of property for taxation purposes, the method of calculating assessed valuation or any other similar changes occur, an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Special Mill Levy to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy or Maximum Special Mill Levy, are neither diminished nor enhanced as a result of such changes.

Board: means the board of directors of the District.

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

Conventional Representative District: means a Title 32 special district, which is structured to allow all residents and property owners to participate in elections for the Board of Directors, as otherwise allowed by Statute.

County: means El Paso County, Colorado

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

Developer Funding Agreement: means 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: means the Eagleview Metropolitan District.

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 and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Initial District Boundaries: means the initial boundaries of the District as described in Section III. depicted on the map in Exhibit A.2 and as legally described in the legal description found at Exhibit A.2.

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.

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

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is \$8,000,000.

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

Maximum Operational Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the 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 the maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy (*E.g. a special earmarked levy for fire protection or covenant enforcement etc. – identify use within definition*)

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

Public Improvements: means those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

Regional 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, 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 District.

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 District and its proposed financing plan and/or services. Such approvals may be in the form of one or a combination of Sketch Plans, site-specific Planned Unit Development (PUD) plans, or subdivision plans.

### **III. INTRODUCTION**

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

The District will be created pursuant to the Special District Act and is being organized as a Conventional Representative District under El Paso County policies. The District is an independent unit 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, its 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 District, in its discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as “Eagleview Estates” (the “Project”). The Public Improvements will be constructed for the use and benefit of all anticipated

inhabitants, property owners and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. Additional major purposes will include ongoing maintenance of two stormwater quality ponds and associated drainage ways. In addition, since there is no homeowner's association, the District will provide covenant enforcement and design review services.

B. Need For The District.

The overall need for creation of this District is that there are currently no other governmental entities located in the immediate vicinity of the District 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 proposed development within the District. Formation of the District is therefore necessary in order for the Public Improvements required for the proposed development within the District to be provided in the most economic manner possible. In order for the Project to remain competitive in the market, the District will undertake the Public Improvements needed for the Project. The District will be able to construct the Public Improvements and produce the required revenue to fund the Public Improvements and any associated ongoing operations and maintenance costs for those Public Improvements not dedicated to another governmental entity. The District will construct the on and off-site roadway improvements, safety protection facilities, on and off-site drainage facilities, and landscaping, and will further provide ongoing maintenance of two stormwater quality ponds and associated drainage ways, as well as provide covenant enforcement and design review. The regional drainage improvements required to be constructed by the County may be funded and/or constructed by the District to the extent the District has available revenues therefor.

It would not be in the best interests of those existing metropolitan districts in the vicinity of the District to provide or fund the Public Improvements needed to serve the District. The existing metropolitan districts have already been formed by different developers in connection with specific subdivisions or development. The respective service plans of these existing metropolitan districts may further prohibit or limit the ability of these existing metropolitan district to undertake the funding of the public improvements within the District. It also could adversely affect the current residents and property owners within those metropolitan districts who do not wish to fund public improvements from which they will not receive any services or benefit. Paint Brush Hills Metropolitan District is the closest existing metropolitan district to the District, however, the Project is outside the service area of Paint Brush Hills Metropolitan District.

C. County Objectives In Forming The District.

The County recognizes this District as an independent quasi-municipal entity which is duly authorized for the purposes and functions identified in the Service Plan. Future County involvement in the affairs of the District 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 District and the County in the future.

In approving this Service Plan the objectives of the County include an intent to allow the applicant reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the applicant 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 this District.

It is the additional objective of the County to allow for this District to provide for the identified ongoing services which either cannot or will not be provided by the County and/ or other districts. The District will provide ongoing maintenance of two stormwater quality ponds and associated drainage ways.

In approving this District as a Conventional Representative District, it is also an objective of the County to maximize opportunities for full representative participation on the part of future eligible electors. However, because many of the critical financing decisions will be made prior to the existence of resident electors, it is the further intent of the County to accommodate and allow for reasonable and constructive ongoing notice to future property owners of the probable financial impacts associated with owning property within the District.

D. Specific Purposes -Facilities and Services.

The District is authorized to provide the following facilities and services, both within and without the boundaries of the District as may be necessary:

1. Water. The District shall retain water rights, which have already been obtained by the Developer and are expected to be dedicated to the District, and have the power and authority to perform accounting activities related to water usage. The District shall not design, acquire, install, construct, finance, operate or maintain any water system, water well or water treatment or storage works or facilities. It is anticipated that the District will deed the water rights to the respective property owners upon the sale of each lot. The District will maintain responsibility for reporting all meter results to the Ground Water Commission. The District does not intend to join the Pikes Peak Water Authority following formation.

2. Sanitation. The District shall not finance, design, construct, acquire, install, maintain, assess tap or other facility fees, and provide for sanitary sewer facilities or improvements. The development of the Project is anticipated to utilize onsite wastewater treatment systems (“OWTS”) for wastewater treatment, as permitted by El Paso County Public Health, operating under the authority of the Colorado Department of Public Health and Environment.

3. Street Improvements, Transportation and Safety Protection. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of street and roadway improvements, including but not limited to curbs, gutters, culverts, storm sewers and other drainage facilities, retaining walls and appurtenances, as well as sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, undergrounding of public utilities, snow removal equipment, or tunnels and other street improvements, together with all necessary, incidental, and appurtenant facilities, land and



easements, together with extensions of and improvements to said facilities. The District will construct a number of off-site street improvements, including the provision of a turn lane, and provide emergency access for the Project. It is anticipated that most of the foregoing street improvements, except underground utilities and private driveways serving individual lots or parcels, will be dedicated by the District to the County upon completion and, following acceptance by the County, the County will own, operate, and maintain such street improvements.

The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of traffic and safety protection facilities and services through traffic and safety controls and devices on arterial streets and highways, as well as other facilities and improvements including but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance, and driver information signs, together with all necessary, incidental, and appurtenant facilities, land easements, together with extensions of and improvements to said facilities.

The District shall also have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public transportation system improvements, including, but not limited to, transportation equipment, park and ride facilities and parking lots, parking structures, roofs, covers, and facilities, including structures for repair, operations and maintenance of such facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said public improvements.

4. Drainage. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of flood and surface drainage facilities, including but not limited to, channels, culverts, dams, retaining walls, access ways inlets, detention ponds and paving, roadside swales and curb and gutter, flood and surface drainage disposal works and facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that the drainage improvements will consist of storm sewer facilities and detention ponds designed to meet County Drainage Criteria. Following completion and acceptance of those drainage improvements by the County, said drainage improvements will be owned, operated, and maintained by the County, except for two (2) stormwater quality ponds and associated drainage ways which will be owned, operated, and maintained by the District.

5. Parks and Recreation. The District shall have the power and authority to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public park and recreation facilities or programs including, but not limited to, grading, soil preparation, sprinkler systems, hiking trails, pedestrian trails, pedestrian bridges, picnic areas, common area landscaping and weed control, outdoor lighting of all types, and other facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that the County will construct a regional trail connection within the boundaries of the District, and the Developer has granted an easement to the County to construct the regional trail connection. In the event that any other park and/or recreation facilities are constructed within the Project, it is anticipated that such park and recreation facilities will be owned, operated, and maintained by the District.

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. Such approval, although required, is not considered to be a material modification which would require the need to revise this Service Plan. 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. Such approval, although required, is not considered to be a major modification which would require the need to revise this service plan.

6. Mosquito Control. The District shall have the power and authority to provide 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 District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, except fire hydrants if needed, unless such facilities and services are provided pursuant to an intergovernmental agreement with Falcon Fire Protection District or other applicable service provider. The authority to plan for, design, acquire, construct, install, relocate, redevelop, or finance fire hydrants if needed and related improvements installed as part of any water system shall not be limited by this provision.

8. Television Relay And Translation. The District shall have the power and authority to provide for the design, acquisition, construction, completion, installation, financing, and/or operation and maintenance of television relay and translator facilities, including but not limited to cable television and related communication facilities, satellite television facilities, internet and other telecommunication facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities.

9. Covenant Enforcement and Design Review. The District shall have the power and authority to provide covenant enforcement and design review services. Covenant enforcement and design review services shall be limited pursuant to Section 32-1-1004(8), C.R.S. as it may be amended from time to time.

10. Security Services. The District shall have the power and authority to provide security services. Such power and authority shall be limited pursuant to Section 32-1-1004(7), C.R.S. as may be amended from time to time. The power and authority hereby given to the District is not intended in any way to supersede, subvert, or otherwise interfere with the authority and powers of local law enforcement officials within the boundaries of the District.

11. Solid Waste Disposal. The District shall have the power and authority to provide for the design, acquisition, construction, completion, installation, financing, and/or operation and maintenance of solid waste disposal facilities, including, but not limited to, the collection and transportation of solid waste, for any area within the District’s boundaries by contracting with a third-party service provider, or providing such solid waste disposal services itself, pursuant to Sections 32-1-1004(1)(k) and 32-1-1006(6), C.R.S. If the County is providing solid

waste disposal services, the District shall obtain the prior written consent of the Board of County Commissioners prior to furnishing any solid waste disposal services within the District.

E. Other Powers.

1. Amendments. The District 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.

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the District 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 District.

F. Other Statutory Powers.

The District 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. The District shall not adopt or enact an ordinance, resolution, rule or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in Section § 18-12-214, C.R.S.

G. Eminent Domain.

The District may exercise the power of eminent domain or dominant eminent domain only as necessary to further the clear public purposes of the District.

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the 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.

H. Intergovernmental Agreements (IGAs).

The District is authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, no IGAs are currently anticipated. Falcon Fire Protection District has agreed to service the property within the boundaries of the District, as the District is within Falcon Fire Protection District’s service area and Falcon Fire Protection District has an agreement with Woodmen Hills Metropolitan District to use the existing hydrants.

I. Description Of Proposed Boundaries And Service Area.

1. Initial District Boundaries. A vicinity map showing the general location of the District is included as Exhibit A.1. A map of the initially included properties is included at Exhibit A.2, with a legal description of its boundaries found at Exhibit A.2.

2. Additional Inclusion Areas. Additional inclusion areas are not anticipated in addition to the initially included properties. The District shall be authorized to include territory in accordance with applicable provisions of the Special District Act.

Notwithstanding the foregoing, the District is prohibited from including additional property within the District's boundaries if the property is within the corporate limits of the City of Colorado Springs without express prior consent of the City of Colorado Springs City Council.

Notwithstanding the foregoing, the District is prohibited from including additional property within the District's boundaries if the property is within the corporate limits of the Town of Monument without express prior consent of the Town of Monument Board of Trustees.

3. Extraterritorial Service Areas. The District does not anticipate providing services to areas outside of the Initial District Boundaries.

4. Analysis Of Alternatives. There are 31 existing metropolitan districts within a three-mile radius of the Project as reflected on the list of neighboring taxing and service providing entities in Section VII.B below and on the map attached as Exhibit A.4. However, except for Paint Brush Hills Metropolitan District, those metropolitan districts in the vicinity of the District are not immediately adjacent to the District and the Project is not located within the service area of Paint Brush Hills Metropolitan District. Those existing metropolitan districts have already been constructed by different developers in connection with specific developments. It may not be in the financial interests of the residents and property owners within these existing metropolitan districts to undertake the funding of the public improvements within the District based on their respective service plan limitations. It further could adversely affect the current residents and property owners within those metropolitan districts who do not wish to fund public improvements from which they will not receive any services or benefit. The establishment of the District will generate the majority of the tax revenue sufficient to pay the costs of the Public Improvements and create several benefits for the inhabitants of the development and the County. In general, those benefits are: (a) administration of the design, acquisition, installation, construction, financing, operations, and/or maintenance of Public Improvements, and delivery of those public improvements in a timely manner; (b) maintenance of a reasonable tax burden on all residents of the District through proper management of the financing and operation of Public Improvements; and (c) assurance that Public Improvements required by the County are designed, acquired, installed, constructed, financed, operated, and/or maintained in a timely and cost effective manner by which to protect residents, bondholders, and the County from the risk of development. The District will construct the on and off-site roadway improvements, safety protection facilities, on and off-site drainage facilities, and landscaping, and will further provide ongoing maintenance of two stormwater quality ponds and associated drainage ways, as well as provide covenant enforcement and design review, for the Project.

Currently, the County does not have the ability to provide the services and infrastructure required to support the planned development of the Project. In addition, the Initial District Boundaries are not contiguous with the incorporated boundaries of the City of Colorado Springs or any other municipality as would be necessary to facilitate annexation and provision of municipal services. Further, there are no other public entities in the area, including existing Title 32 Special Districts, that have the ability or debt capacity to finance the construction of the public improvements associated with Project.

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 District, 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 the District of any property over five (5) miles from the combined area of the Initial District Boundaries unless explicitly contemplated in this Service Plan.

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

A. Existing Developed Conditions.

The property located within the Project is currently vacant and undeveloped.

B. Total Development At Project Buildout.

At complete Project build-out, development within the District is planned to consist

of 38 single family residential units with a minimum lot size of 2.5 acres each. The prices of homes in the project are expected to average between \$800,000 to \$1,600,000 with \$1,200,000 being the average home price in 2023 dollars. The total estimated population of the District upon completion of development is 95 (based on the assumption that approximately 2.5 residents will occupy each home;  $2.5 \times 38 = 95$ ).

C. Development Phasing And Absorption.

Absorption of the project is projected to take four years, beginning in 2023 and ending in 2026 and is further described in the Development Summary Table found at Exhibit B.

Based on the financial plan attached as Exhibit D, the District anticipates it may assess a Maximum Debt Mill Levy of 50 mills on assessed properties in the District from 2025 to 2064 for collection in 2065 (including refunding). Over the 40 years, the effect of collecting property taxes for the District will decrease the County's Specific Ownership Taxes (SOT) by an average of \$3,080 a year. In year 1 (2026 collection year), County collections will be reduced by approximately \$165 and growing to \$ 5,907 at final maturity in 2064. During the same time period, the County's property taxes are expected to grow approximately \$2,251 in 2026 to \$80,758 in year 2064. Over the 40-year course of the project, we estimate total SOT collections will be reduced by \$123,212 while property tax collections should increase by \$1,684,606.

Based on the financial plan attached as Exhibit D, the District may assess a Maximum Operational Mill Levy of 15 mills on assessed properties in the District from 2025 to 2064. Over 40 years, the effect of collecting property taxes from the Maximum Operational Mill Levy for the District will decrease the County's Specific Ownership Taxes (SOT) by an average of \$1,015.25 a year. In year 1 (2026 collection year), County collections will be reduced by approximately \$50 and growing to \$1,781 in 2064. During the same time period, the County's property taxes are expected to grow approximately \$2,251 in 2026 to \$80,758 in year 2064. Over the 40-year course of the Project, we estimate total SOT collections from the Maximum Operational Mill Levy for the District will be reduced by \$40,610 while property tax collections should increase by \$1,841,551.

D. Status of Underlying Land Use Approvals.

On February 14, 2008, the Board of County Commissioners approved a rezone from RR-5 to RR-2.5 (Resolution No. 08-77). A concurrent application for the Eagleview Subdivision Preliminary Plan (SP-06-021) to include 38 single-family residential lots on the 121.20 acre site was also approved. This plan has since expired. Reconsideration of the Preliminary Plan has been submitted, with only minor changes to the street configuration to establish better continuity on the site and avoid street naming issues. The Preliminary Plan was approved by the Board of County Commissioners at its February 21, 2023 meeting. The Final Plat and associated construction plans were submitted to the County on December 23, 2022 and may be recorded by the end of 2023.

V. INFRASTRUCTURE SUMMARY

Attached as Exhibit C is a summary of the estimated costs of Public Improvements which are anticipated to be required within this District. 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 Improvements are estimated to be approximately \$7,354,022 (in 2023 dollars), of which it is estimated that \$6,464,949 (in 2023 dollars) are district-eligible public improvement costs. It is estimated that the District will finance approximately \$6,464,949 (or 88%) of this estimated amount, but the amount ultimately financed by the District will be subject to the Maximum Debt Authorization. The Maximum Debt Authorization is larger than the estimated cost of the Public Improvements to allow for inflation, contingencies, and unanticipated changes from the date of approval of this Service Plan. The District intends to fund and/or construct the Public Improvements consisting of on and off-site roadway improvements, safety protection facilities, and on-site drainage improvements first, prior to undertaking any regional drainage improvements. The regional drainage improvements required to be constructed by the County may be funded and/or constructed by the District to the extent the District has available revenues therefor.

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 National Pollutant Discharge Elimination System 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 District is capable of providing sufficient and economic service within the Project, and that the District has or will have the financial ability to discharge the District's Debt on a reasonable basis. The financial model attached as Exhibit D is an example of the manner in which the District may finance the Public Improvements. The specific structure for financing the Public Improvements shall be determined in the discretion of the Board of Directors of the District, subject to the limitations set forth in this Service Plan.

### **B. Maximum Authorized Debt.**

The District is authorized to issue Debt up to Eight Million Dollars (\$8,000,000) in principal amount. The maximum debt authorization is based upon the estimated costs associated with the construction of on and off-site public improvements for the Project, including on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping. This amount is larger than the estimated cost of the Public Improvements to allow for inflation, contingencies, and unanticipated changes from the date of approval of this Service Plan. 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.

C. Maximum Mill Levies.

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap shall be fifteen (15) mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment.

3. Maximum Special Purpose Mill Levy Cap. The Maximum Special Purpose Mill Levy is five (5) Mills, subject to the Maximum Combined Mill Levy and to the Assessment Rate Adjustment.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy is sixty-five (65) Mills subject to the Assessment Rate Adjustment.

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. However, the District is 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 District in addition to recovery of the eligible costs associated with the creation of this District. It is anticipated that in the formative years the District will have shortfalls in funding its capital costs and monthly operations and maintenance expenses. The Developer may fund these obligations for the District 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 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 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 District 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 shall obtain the certification of an External Financial Advisor substantially as follows: We are [I am] an External Financial Advisor within the meaning of the District’s Service Plan.

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) 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 District shall also be permitted to issue Revenue Obligations in such amount as the District 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 levy year 2022 mill levies are as follows:

|  |        |
|--|--------|
| El Paso County                                   | 7.732  |
| El Paso County Road and Bridge                   | 0.330  |
| El Paos County School District No. 49            | 45.159 |
| Pikes Peak Library District                      | 3.512  |
| Falcon Fire Protection District                  | 14.886 |
| Upper Black Squirrel Creek Ground Water District | 1.062  |
| El Paso County Conservation                      | 0.000  |

Total Existing Mill Levy: 72.681

The total mill levy including the initially proposed District mill levy of 65 Mills is 137.681 mills.

It is not anticipated that there will be any significant financial impacts to these overlapping entities as these overlapping entities will collect tax revenue from the imposition of mill levies upon property located within the District.

The Property within the District will receive fire protection services from Falcon Fire Protection District; the District does not currently anticipate the need for an intergovernmental agreement with Falcon Fire Protection District as the District is within Falcon Fire Protection District's service area and Falcon Fire Protection District has an agreement with Woodmen Hills Metropolitan District to use the existing hydrants.

The provision of water to the Project is not proposed to rely upon groundwater resources within the Upper Black Squirrel Creek Aquifer, instead relying on decreed water resources from the Dawson Aquifer. Replacement Plan 746-BD has been recorded and specifies conditions of approval. In fact, utilizing OWTS by the end users in the Project may actually help improve overall recharge of the Upper Black Squirrel Creek Aquifer. Individual wells will draw 0.50-acre feet annually for each lot, 90% of which will be returned via OWTS.

Development of the Project will significantly increase the value of the property included within the District's boundaries, which will result in a substantial increase in the tax revenue for El Paso County (Falcon) School District No. 49, Pikes Peak Library District, and Falcon Fire Protection District as a result of their current mill levies.

B. Neighboring Jurisdictions.

The following additional taxing and or service providing entities include territory within three (3) miles of the Initial District Boundaries.

- EL PASO COUNTY
- CITY OF COLORADO SPRINGS
- PAINT BRUSH HILLS METROPOLITAN DISTRICT
- ACADEMY SCHOOL DISTRICT NO. 20
- EL PASO COUNTY SCHOOL DISTRICT NO. 49
- PIKES PEAK LIBRARY DISTRICT
- BLACK FOREST FIRE PROTECTION DISTRICT
- FALCON FIRE PROTECTION DISTRICT
- PARK FOREST WATER DISTRICT
- UPPER BLK SQUIRREL CRK GROUND WATER DISTRICT
- SOUTHEASTERN COLO WATER CONSERVANCY DISTRICT
- WESTMOOR WATER & SANITATION DISTRICT
- WOODMEN HILLS METROPOLITAN DISTRICT

EL PASO COUNTY CONSERVATION DISTRICT  
CENTRAL COLORADO CONSERVATION DISTRICT  
KIOWA CONSERVATION DISTRICT  
MERIDIAN RANCH METROPOLITAN DISTRICT  
MERIDIAN SERVICE METROPOLITAN DISTRICT  
WOODMEN ROAD METROPOLITAN DISTRICT  
FALCON HIGHLANDS METROPOLITAN DISTRICT  
WOODMEN HEIGHTS METROPOLITAN DISTRICT #1  
WOODMEN HEIGHTS METROPOLITAN DISTRICT #2  
WOODMEN HEIGHTS METROPOLITAN DISTRICT #3  
BANNING LEWIS RANCH METROPOLITAN DISTRICT #3  
BANNING LEWIS RANCH METROPOLITAN DISTRICT #4  
BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT #1  
BANNING LEWIS RANCH REGIONAL METROPOLITAN DISTRICT #2  
4-WAY RANCH METROPOLITAN DISTRICT #1  
BENT GRASS METROPOLITAN DISTRICT  
THE SANCTUARY METROPOLITAN DISTRICT  
STERLING RANCH METROPOLITAN DISTRICT #1  
STERLING RANCH METROPOLITAN DISTRICT #2  
STERLING RANCH METROPOLITAN DISTRICT #3  
EL PASO COUNTY PID #2  
EL PASO COUNTY PID #3  
PAINT BRUSH HILLS MD- SUBDISTRICT A  
MERIDIAN RANCH METRO 2018 SUBDISTRICT  
BANNING LEWIS RANCH METRO #8  
THE RETREAT METROPOLITAN #1  
THE RETREAT METROPOLITAN #2  
NORTH MEADOW METROPOLITAN DISTRICT #1  
NORTH MEADOW METROPOLITAN DISTRICT #2  
NORTH MEADOW METROPOLITAN DISTRICT #3  
NORTH MEADOW METROPOLITAN DISTRICT #4  
NORTH MEADOW METROPOLITAN DISTRICT #5  
THE RANCH METROPOLITAN DISTRICT #1  
THE RANCH METROPOLITAN DISTRICT #2  
THE RANCH METROPOLITAN DISTRICT #3  
THE RANCH METROPOLITAN DISTRICT #4

There are no additional relationships anticipated with any of the foregoing entities at this time and it is not anticipated that the District will impact to these neighboring entities.

## **VIII. DISSOLUTION**

A. Dissolution. Upon an independent determination of the Board of County

Commissioners that the purposes for which the District was created have been accomplished, the 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.

B. Administrative Dissolution. The District shall be subject to administrative dissolution by the Division of Local Government as set forth in Section 32-1-710, C.R.S.

**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) and as further articulated by Board of County Commissioners Resolution No. Resolution 06-472, as may be amended.

B. Material modifications of this Service Plan shall be subject to the provisions contained in Section 32-1-207, C.R.S., relating to approvals and notices thereof.

**X. MISCELLANEOUS.**

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

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 District, and in conjunction with final platting of any properties within the proposed 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. 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 which 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 District 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 District establishes that:

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

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

C. The proposed District is capable of providing economical and sufficient service to the Project.

D. The area to be included in the proposed District 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 District are compatible with the facility and service standards of the County.

G. The proposal is in substantial compliance with the with applicable elements of the El Paso County Master Plan, including but not limited to Your El Paso Master Plan (2021), the El Paso County Water Master Plan (2018), the El Paso County Parks Master Plan (2013), the El Paso County Major Transportation Corridors Plan, and with these Special District Policies; and

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

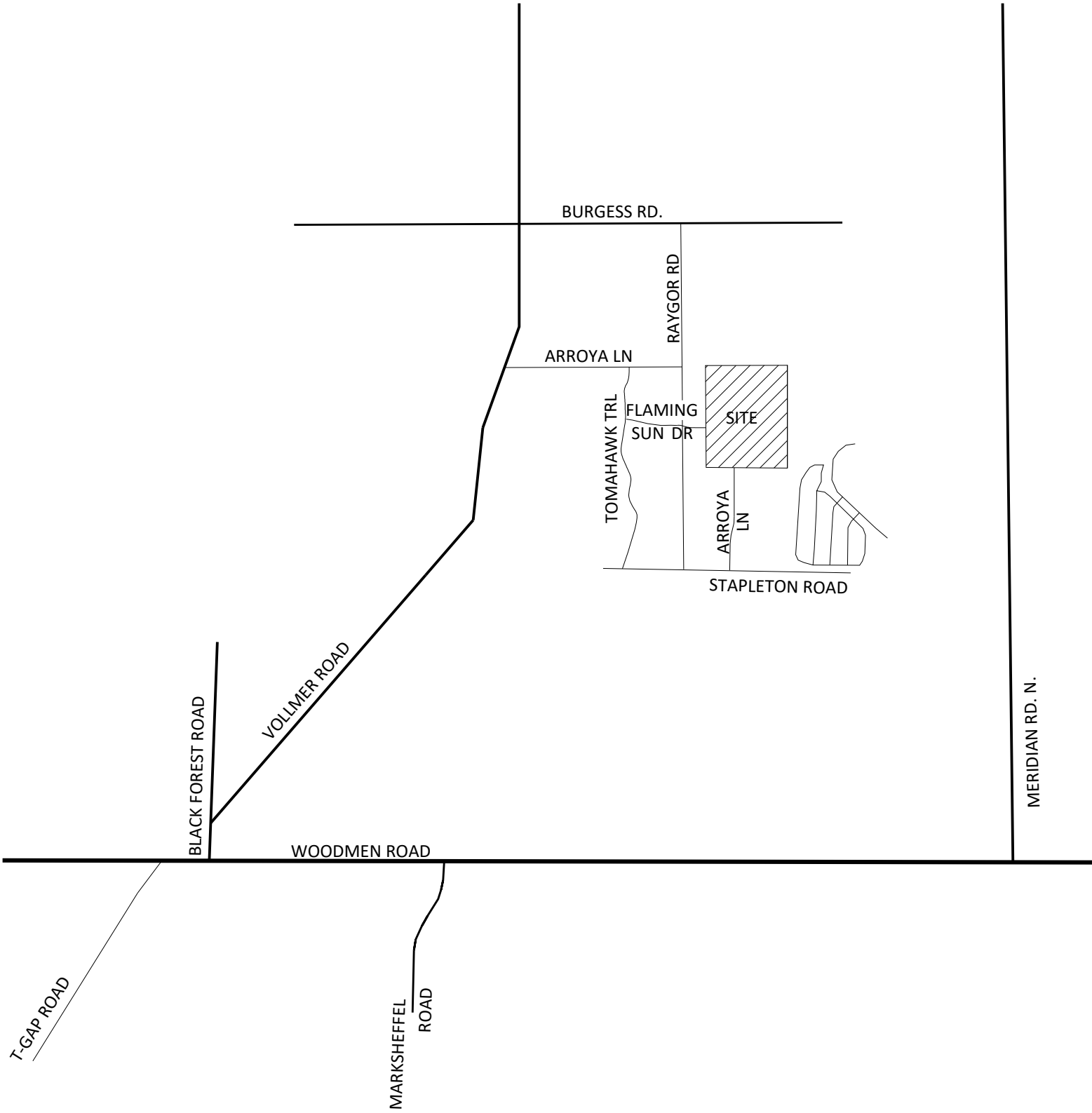
**EXHIBIT A**

**MAPS AND LEGAL DESCRIPTIONS**

EXHIBIT A.1

**VICINITY MAP**





VICINITY MAP



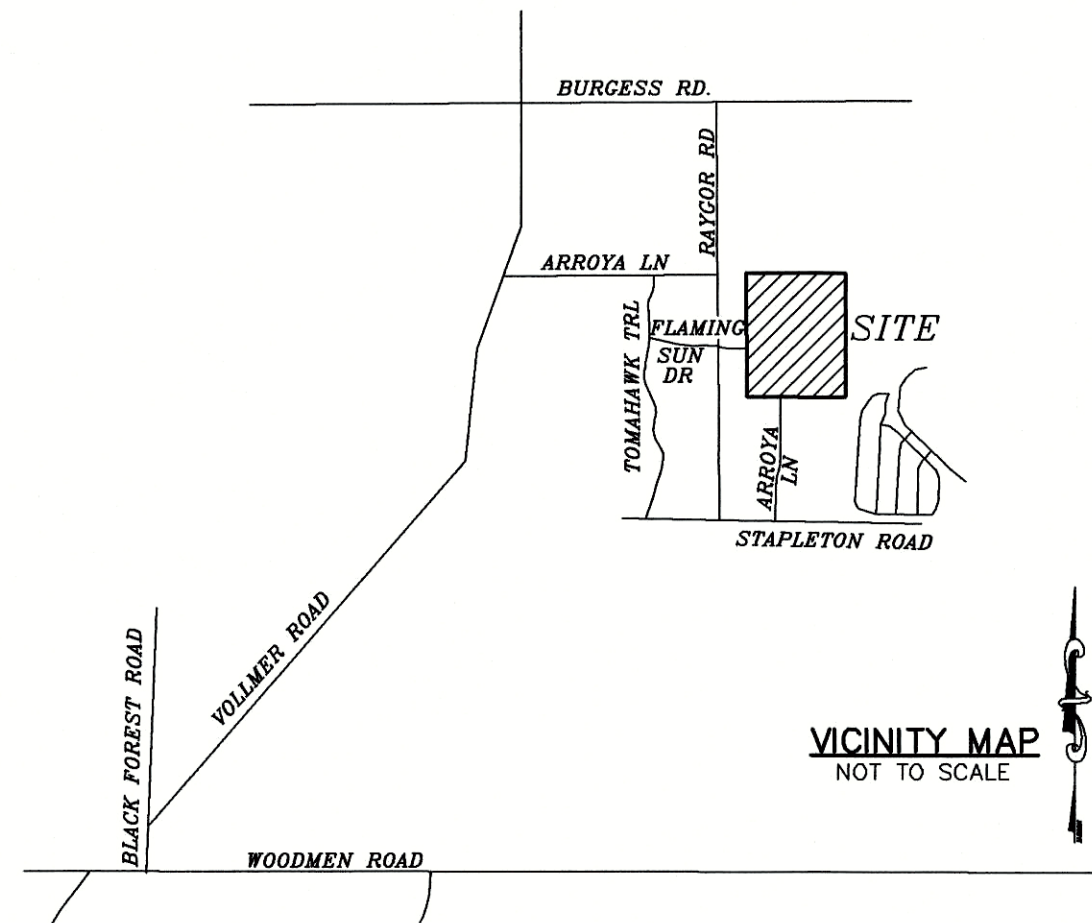
**EXHIBIT A.2**

**MAP AND LEGAL DESCRIPTION OF INITIALLY INCLUDED PROPERTY**



# ALTA/NSPS LAND TITLE SURVEY

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



### LEGAL DESCRIPTION:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MPY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK 1-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°21'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26 (BASIS OF BEARINGS - ASSUMED); THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MPY FARM SUBDIVISION AND THE SOUTHERLY LINE OF RODCWICK SUBDIVISION, RECORDED AT RECEPTION NO. 207712566 OF THE RECORDS OF SAID EL PASO COUNTY, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

### FLOODPLAIN CERTIFICATION:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 08041005350 (MAP REVISED DECEMBER 7, 2018), THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

### ADDRESS:

"UNASSIGNED" ARROYA LANE  
121 ACRES (EAGLEVIEW)  
COLORADO SPRINGS, CO 80831

### SURVEYOR'S CERTIFICATION:

TO: PROTERRA PROPERTIES, LLC AND LAND TITLE GUARANTEE COMPANY, AND EACH OF THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7, 8, 9, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 16, 2021.



BY: ERIC SIMONSON DATE \_\_\_\_\_  
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38560  
FOR AND ON BEHALF OF RAMPART SURVEYS, LLC  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
(719) 687-0920

### NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

### MONUMENTED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_, DEPOSIT NUMBER \_\_\_\_\_ OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK AND RECORDER

### NOTES:

1) ALL DISTANCES AND BEARINGS SHOWN BETWEEN EXISTING MONUMENTS REFLECT ACTUAL DIMENSIONS AS MEASURED. IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED DEEDED DIMENSION, THE DEEDED DIMENSION IS DENOTED WITH A "D-" IF THE ACTUAL DIMENSION DIFFERS FROM THE RECORDED PLAT DIMENSION, THE PLATTED DIMENSION IS DENOTED WITH A "P-".

2) ALL BEARINGS USED ON THIS PLAT ARE BASED ON AN ASSUMED BEARING OF S00°21'11"E (S00°04'34"E PER THE RECORDED DEED). A DISTANCE OF 2587.22 FEET (2587.32 FEET OF RECORD) BETWEEN A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842" AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 26 AND A 2" ALUMINUM CAP STAMPED "PLS 25968" AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 26.

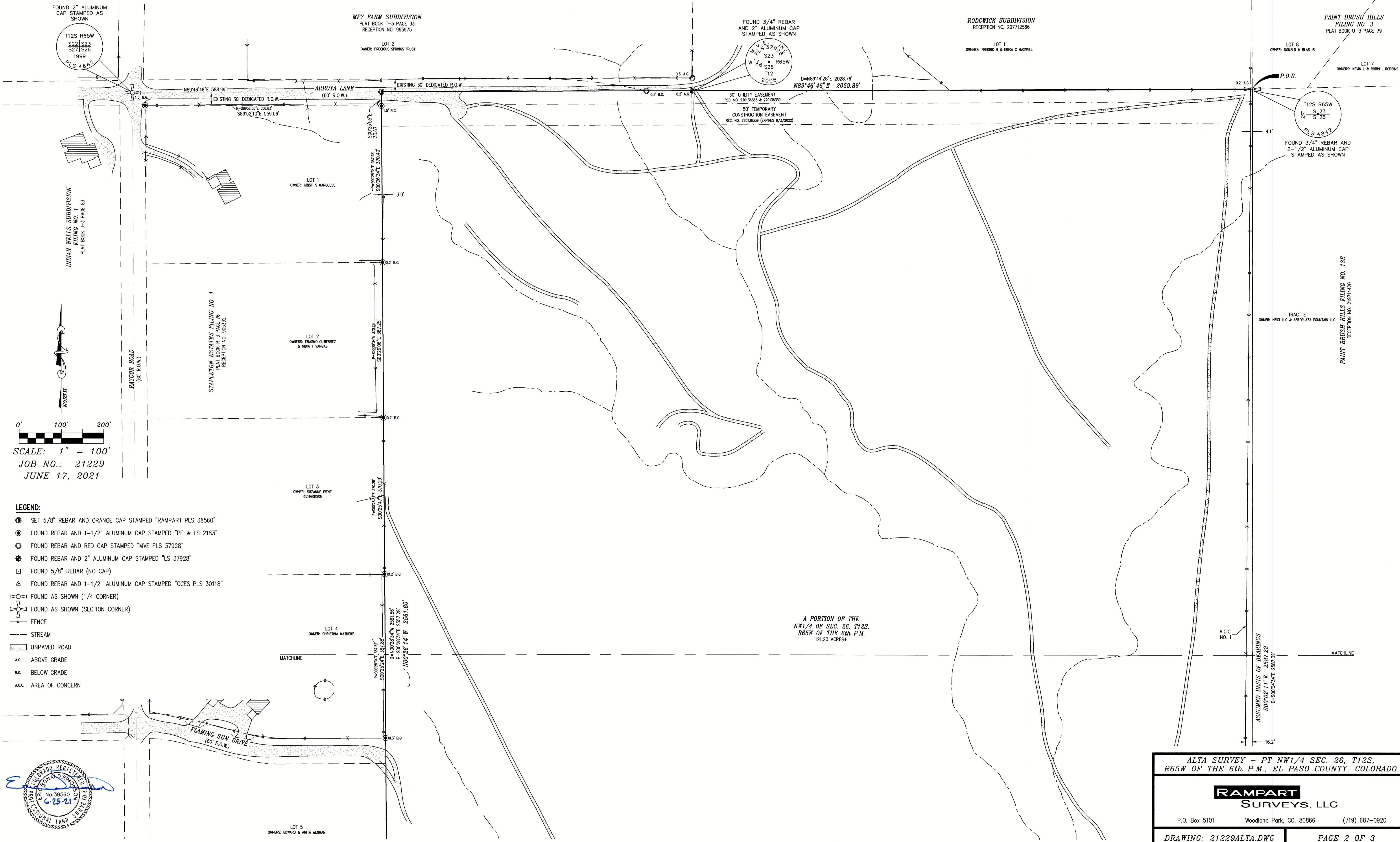
3) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY RAMPART SURVEYS FOR EITHER OWNERSHIP OR EASEMENTS OF RECORD. FOR EASEMENTS OF RECORD SHOWN HEREON, RAMPART SURVEYS RELIED ON AN ALTA COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER: SC55096073 (EFFECTIVE DATE: 04/29/2021 AT 5:00 P.M.) AS PROVIDED TO RAMPART SURVEYS BY THE CLIENT, FOR ALL MATTERS OF RECORD. NO OTHER EASEMENTS OF RECORD ARE SHOWN EXCEPT AS FOUND THEREIN. THE NUMBERS USED BELOW CORRESPOND WITH THE NUMBERS USED ON SCHEDULE B, PART II (EXCEPTIONS) IN THE ABOVE REFERENCED COMMITMENT.

- 4) REGARDING ALTA REQUIREMENTS TABLE A: 7. THERE ARE NO EXISTING BUILDINGS; 9. THERE IS NO IDENTIFIABLE PARKING; 16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; 17. THERE ARE NO PROPOSED CHANGES IN RIGHT OF WAY LINES TO THE BEST OF OUR KNOWLEDGE, NOR IS THERE ANY EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION; 18. WETLANDS HAVE NOT BEEN DELINEATED, AND NO MARKERS WERE OBSERVED AT THE SITE.
- 5) ALL LINEAL UNITS DEPICTED ON THIS ALTA/NSPS LAND TITLE SURVEY ARE U.S. SURVEY FEET.
- 6) THROUGHOUT THIS PLAT, "RAMPART PLS 38560" REFERS TO A 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560".
- 7) THROUGHOUT THIS PLAT, "PE & LS 2183" REFERS TO A 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183".
- 8) THROUGHOUT THIS PLAT, "MVE PLS 37928" REFERS TO A 2" ALUMINUM CAP STAMPED "MVE PLS 37928".
- 9) THROUGHOUT THIS PLAT, "CCES PLS 30118" REFERS TO A 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118".
- 10) THROUGHOUT THIS PLAT, "PLS 4842" REFERS TO A 2-1/2" ALUMINUM CAP STAMPED "PLS 4842".
- 11) THROUGHOUT THIS PLAT, "PLS 25968" REFERS TO A 2" ALUMINUM CAP STAMPED "PLS 25968".
- 12) THROUGHOUT THIS PLAT, "PLS 37928" REFERS TO A 2" ALUMINUM CAP STAMPED "PLS 37928".
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# ALTA/NSPS LAND TITLE SURVEY

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO



- LEGEND:**
- SET 5/8" REBAR AND ORANGE CAP STAMPED "RAMPART PLS 38560"
  - FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "PE & LS 2183"
  - FOUND REBAR AND RED CAP STAMPED "MVE PLS 37928"
  - ⊕ FOUND REBAR AND 2" ALUMINUM CAP STAMPED "LS 37928"
  - FOUND 5/8" REBAR (NO CAP)
  - △ FOUND REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES PLS 30118"
  - FOUND AS SHOWN (1/4 CORNER)
  - ⊕ FOUND AS SHOWN (SECTION CORNER)
  - FENCE
  - STREAM
  - UNPAVED ROAD
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - A.O.C. AREA OF CONCERN



ALTA SURVEY - PT NW1/4 SEC. 26, T12S,  
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

**RAMPART**  
SURVEYS, LLC

P.O. Box 5101    Woodland Park, CO. 80866    (719) 687-0920

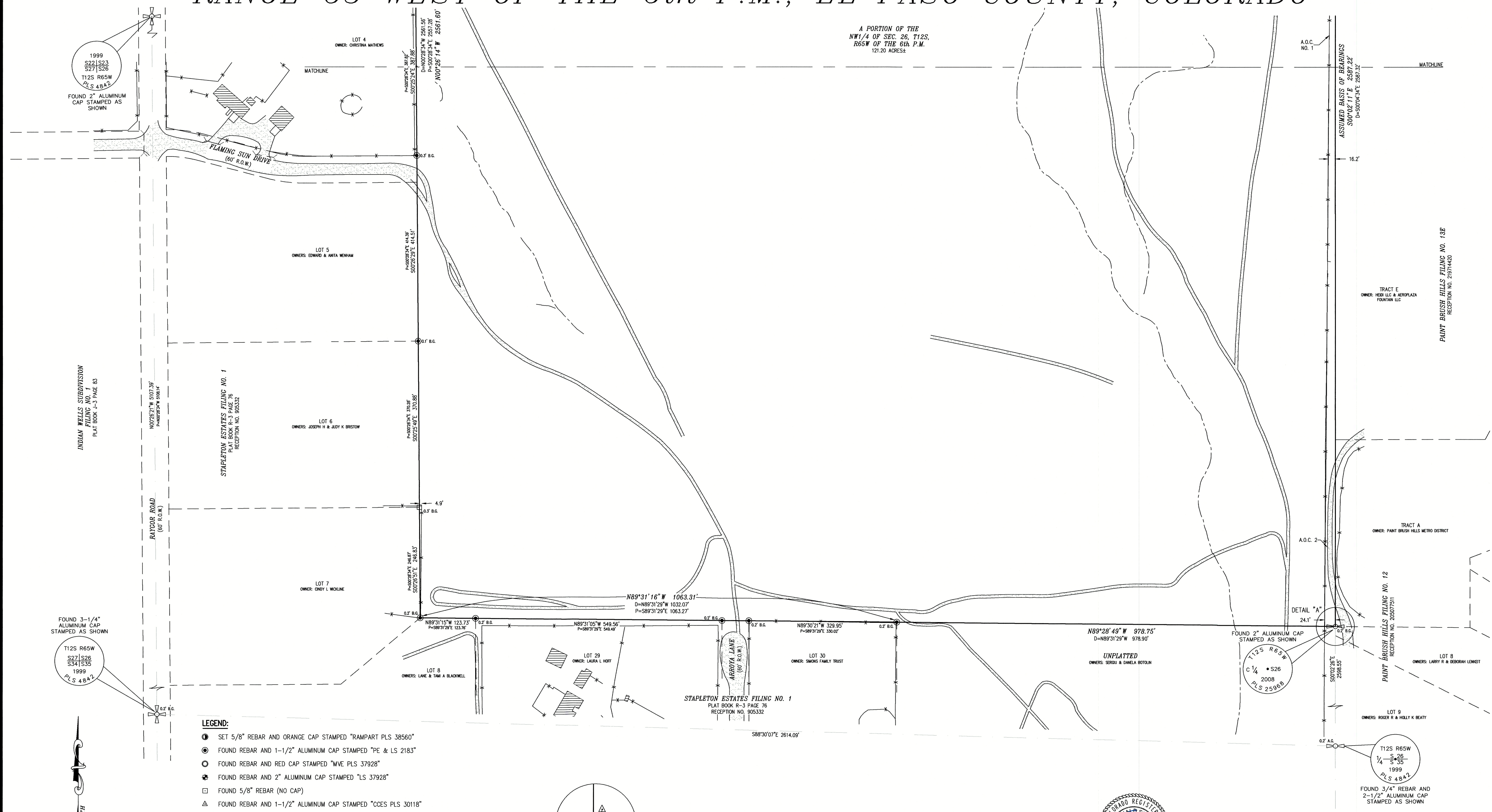
DRAWING: 21229ALTA.DWG    PAGE 2 OF 3



# ALTA/NSPS LAND TITLE SURVEY

## A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO

A PORTION OF THE  
NW1/4 OF SEC. 26, T12S,  
R65W OF THE 6th P.M.  
121.20 ACRES±



1999  
S221S23  
S271S26  
T12S R65W  
PLS 48A2

FOUND 2" ALUMINUM  
CAP STAMPED AS  
SHOWN

FOUND 3-1/4"  
ALUMINUM CAP  
STAMPED AS SHOWN

T12S R65W  
S271S26  
S341S35  
1999  
PLS 48A2

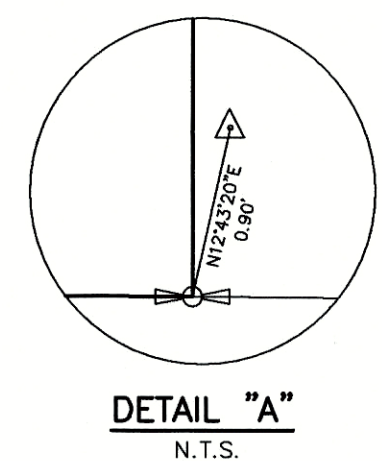
FOUND 2" ALUMINUM CAP  
STAMPED AS SHOWN

T12S R65W  
C1/4  
•S26  
2008  
PLS 2596B

T12S R65W  
1/4 - S 26  
- W 35  
1999  
PLS 48A2

FOUND 3/4" REBAR AND  
2-1/2" ALUMINUM CAP  
STAMPED AS SHOWN

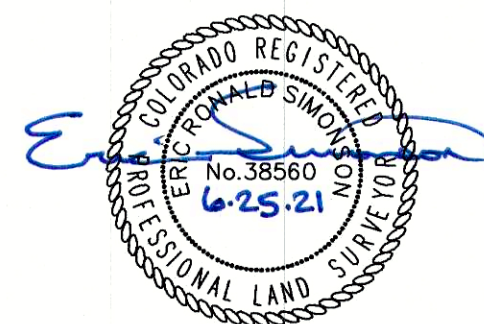
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  - - - FENCE
  - STREAM
  - UNPAVED ROAD
  - AG ABOVE GRADE
  - B.G. BELOW GRADE
  - A.O.C. AREA OF CONCERN



0' 100' 200'

SCALE: 1" = 100'

JOB NO.: 21229  
JUNE 17, 2021



ALTA SURVEY - PT NW1/4 SEC. 26, T12S,  
R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO

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P.O. Box 5101    Woodland Park, CO. 80866    (719) 687-0920

DRAWING: 21229ALTA.DWG    PAGE 3 OF 3

C:\Users\Rampart\Survey\Barron\Drawings\21229\ALTA.DWG, 6/25/2021, 4:02:08 PM, AutoCAD PDF (High Quality Print).pc3



**EXHIBIT A-4**

**LEGAL DESCRIPTION:**

AS DESCRIBED IN TITLE COMMITMENT:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE SOUTH 00 DEGREES 04 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 2587.32 FEET TO THE CENTER CORNER OF SAID SECTION 26; THENCE NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26, 978.90 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE CONTINUING ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, NORTH 89 DEGREES 31 MINUTES 29 SECONDS WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26, 1032.07 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 34 SECONDS WEST, 2561.56 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 44 MINUTES 28 SECONDS EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, 2028.78 FEET TO THE POINT OF BEGINNING.

AS MEASURED:

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6th P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 26, AS ACCEPTED AND USED IN THE PLATS OF MFY FARM SUBDIVISION AND PAINT BRUSH HILLS FILING NO. 3, RECORDED IN PLAT BOOK T-3 AT PAGE 93 AND IN PLAT BOOK U-3 AT PAGE 79, RESPECTIVELY, OF THE RECORDS OF SAID EL PASO COUNTY; THENCE S00°02'11"E, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 2587.22 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE N89°28'49"W, A DISTANCE OF 978.75 FEET TO THE NORTHEAST CORNER OF LOT 30 OF STAPLETON ESTATES FILING NO. 1, AS RECORDED IN PLAT BOOK R-3 AT PAGE 76 OF THE RECORDS OF SAID EL PASO COUNTY; THENCE N89°31'16"W, ALONG THE BOUNDARY LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 1063.31 FEET TO THE NORTHWEST CORNER OF LOT 8 OF SAID

STAPLETON ESTATES FILING NO. 1; THENCE N00°26'14"W ALONG THE EAST LINE OF SAID STAPLETON ESTATES FILING NO. 1, A DISTANCE OF 2561.60 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 26; THENCE N89°46'46"E, ALONG SAID NORTH LINE AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID MFY FARM SUBDIVISION, A DISTANCE OF 2059.89 FEET TO THE POINT OF BEGINNING.

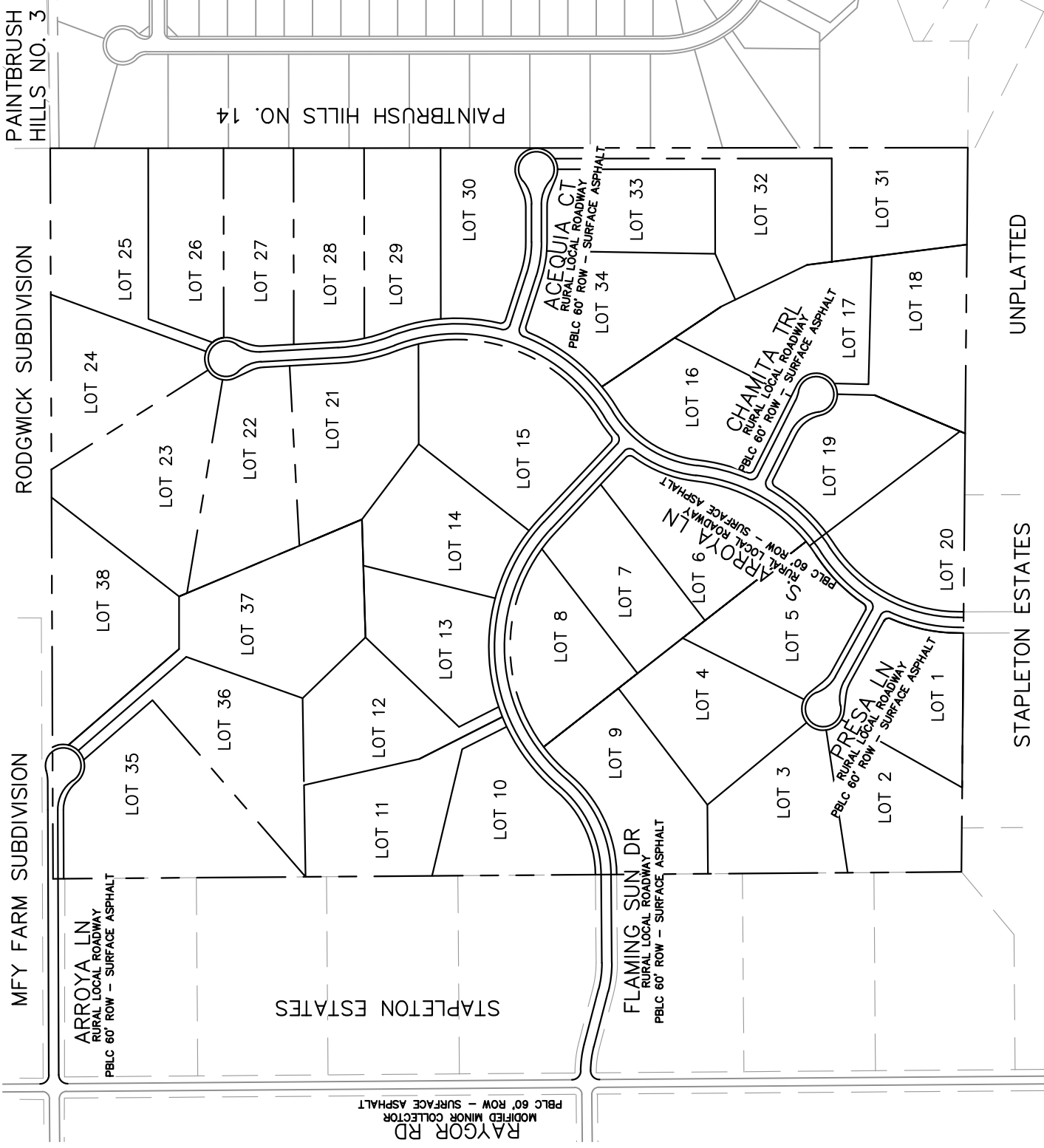
SAID TRACT CONTAINS 121.20 ACRES OF LAND, MORE OR LESS.

PREPARED BY:  
KEVIN F. LLOYD, COLORADO P.L.S. NO. 26965  
FOR AND ON BEHALF OF RAMPART SURVEYS, INC.  
P.O. BOX 5101  
WOODLAND PARK, COLORADO 80866  
719-687-0920

EXHIBIT A.3

**PROPOSED INFRASTRUCTURE MAPS**



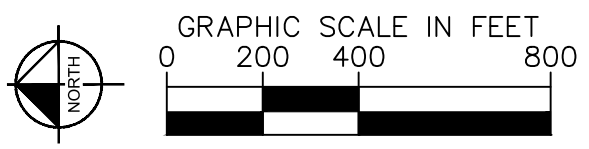
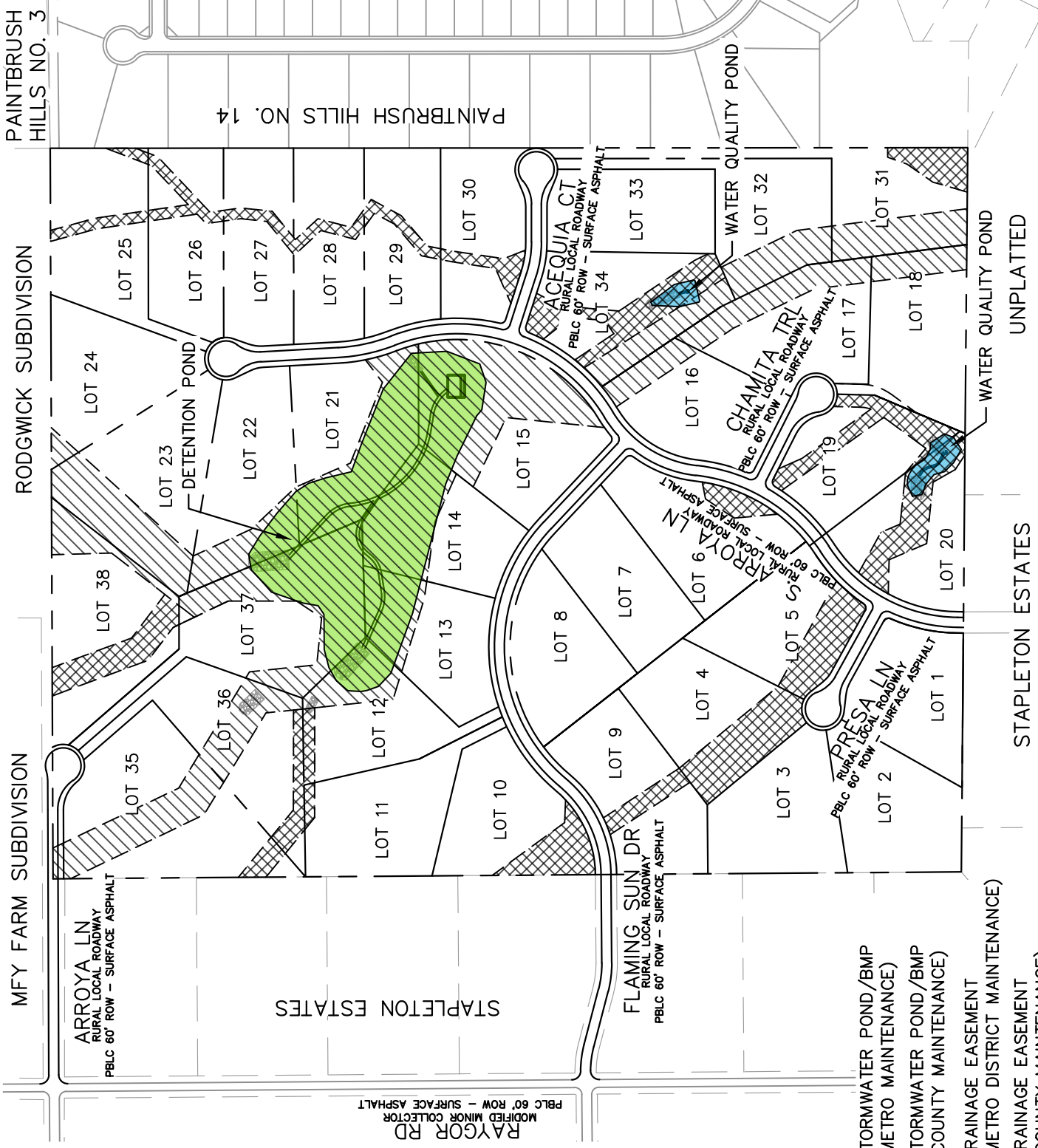


**EXHIBIT A.1**  
**EAGLEVIEW SITE PLAN**

02/07/23



**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 N. NEVADA AVE, SUITE 900, COLORADO SPRINGS, 80903  
 PHONE: 719-453-0180





**EXHIBIT A.3**  
**EAGLEVIEW DRAINAGE FACILITIES**

**LEGEND**

-  STORMWATER POND/BMP (METRO MAINTENANCE)
-  STORMWATER POND/BMP (COUNTY MAINTENANCE)
-  DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)
-  DRAINAGE EASEMENT (COUNTY MAINTENANCE)

02/07/23

**Kimley»Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 N. NEVADA AVE, SUITE 900, COLORADO SPRINGS, 80903  
 PHONE: 719-453-0180





# EAGLEVIEW SUBDIVISION

## EL PASO COUNTY, COLORADO

### PRELIMINARY PLAN

A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO



NES, Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nesarchitects.com

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PLANNING / LANDSCAPE ARCHITECT

PROFESSIONAL SEAL

## EAGLEVIEW SUBDIVISION

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 12/20/2011  
PROJECT NO: A WINDSOR  
DRAWN BY: B. SHAWVER  
PREPARED BY: B. SHAWVER

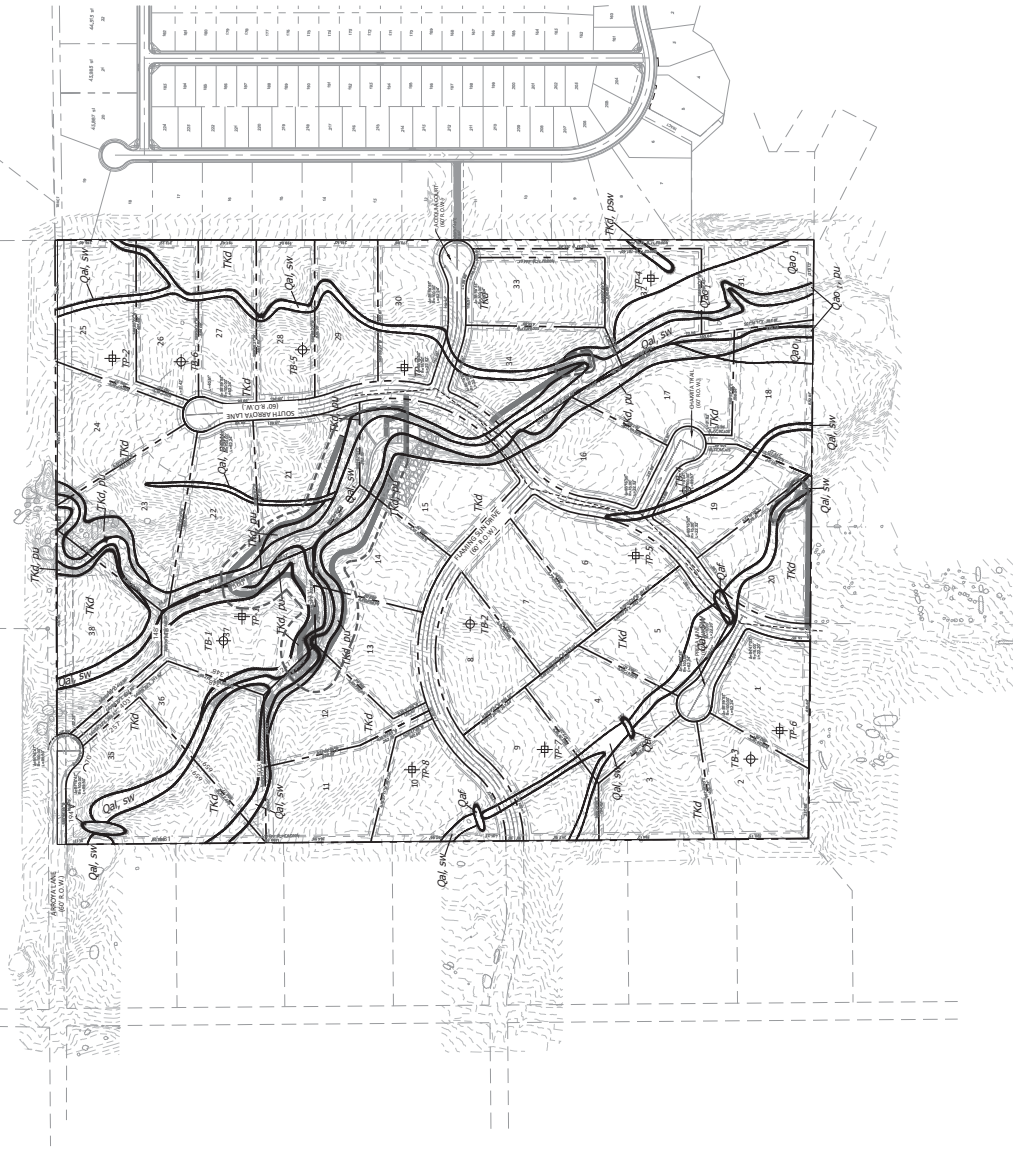
| DATE       | BY  | DESCRIPTION         |
|------------|-----|---------------------|
| 8/24/2012  | JRS | PER COUNTY COMMENTS |
| 10/22/2012 | JRS | PER COUNTY COMMENTS |

GEOLOGY MAP

2

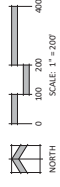
2 OF 4

SP-2106



### LEGEND

- Qaf** RECENT ANTRHOPIC BILL OF HOLOCENE AGE  
RECENT ALLUVIAL DEPOSITS ASSOCIATED WITH  
FLOODPLAIN
- Qal** RECENT ALLUVIUM OF HOLOCENE AGE  
RECENT WATER DEPOSITED SEDIMENT ALONG MINOR  
DRAINAGE
- Qa0** OLD ALLUVIUM ONE OF LATE MIDDLE PLEISTOCENE AGE  
RECENT WATER DEPOSITED SEDIMENT ALONG MINOR  
DRAINAGE
- TKd** DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE  
INTERBEDDED FINE GRAINED SANDSTONE,  
SILTSTONE AND CLAYSTONE
- Ip** FLOODPLAIN
- PU** POTENTIALLY UNSTABLE SLOPE
- PSW** POTENTIALLY SEASONAL SHALLOW GROUNDWATER AREA
- SW** SEASONAL SHALLOW GROUNDWATER AREA
- W** FLOWING WATER
- APPROXIMATE TEST BORING LOCATION
- APPROXIMATE TEST PIT LOCATION



| NO. | REVISION | BY | DATE | APPR. |
|-----|----------|----|------|-------|
|     |          |    |      |       |
|     |          |    |      |       |
|     |          |    |      |       |
|     |          |    |      |       |

**Kimley-Horn**  
 2021 Kimley-Horn and Associates, Inc.  
 Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: MJK  
 DRAWN BY: MJK  
 CHECKED BY: KRK  
 DATE: 10/26/2021

EL PASO COUNTY, COLORADO  
 EAGLEVIEW  
 PRELIMINARY GRADING PLAN

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
**Kimley-Horn**  
 A Division of Associated, Inc.

PROJECT NO.  
 1961066001

SHEET  
 3 OF 4

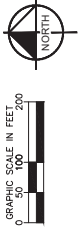
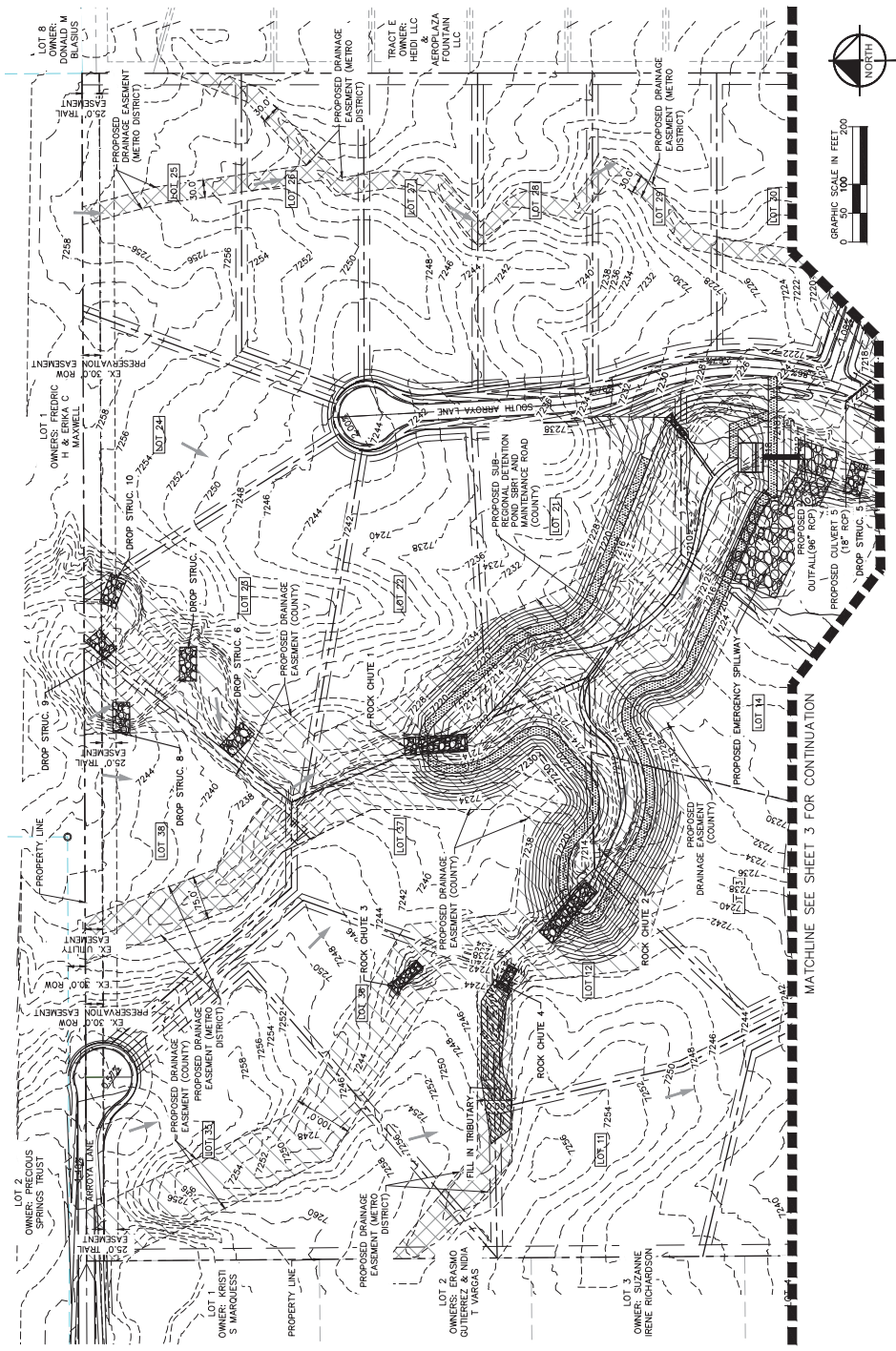
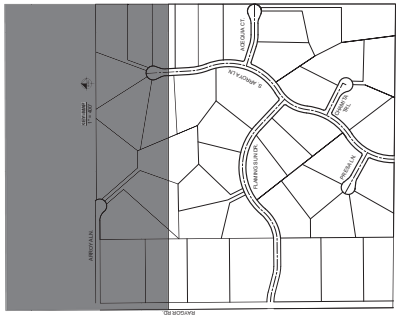
**LEGEND**

PROPERTY LINE

PROPOSED EASEMENT

PROPOSED DRAINAGE EASEMENT (COUNTY MAINTENANCE)

PROPOSED DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)



MATCHLINE SEE SHEET 3 FOR CONTINUATION

**811**  
 Know what's below.  
 Call before you dig.

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 FOR THE STATE OF COLORADO  
 FOR THE METRO DISTRICTS

| NO. | REVISION | BY | DATE | APPR. |
|-----|----------|----|------|-------|
|     |          |    |      |       |
|     |          |    |      |       |
|     |          |    |      |       |

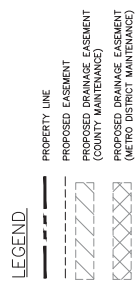
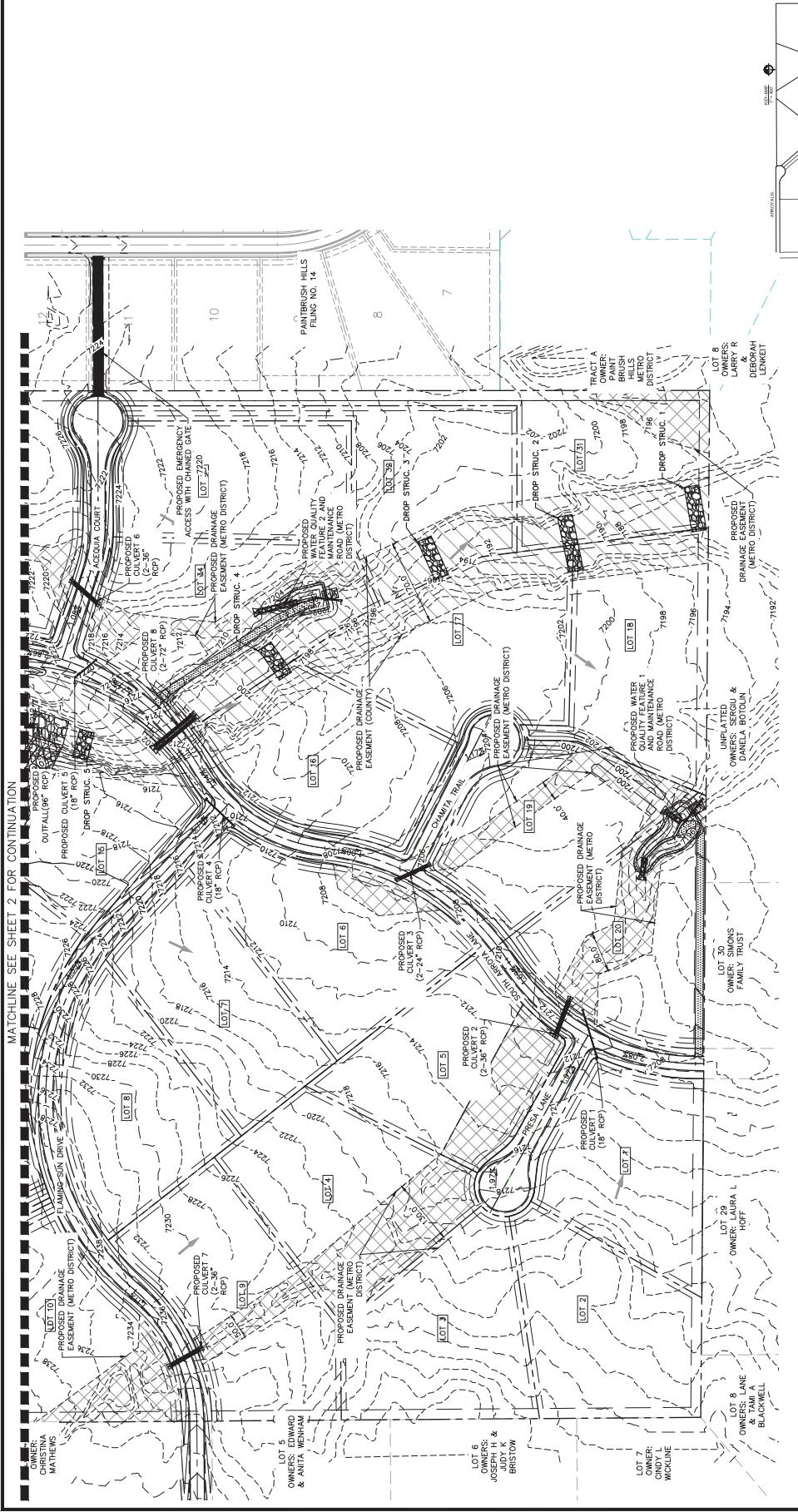
DESIGNED BY: M.K.  
 DRAWN BY: M.K.  
 CHECKED BY: KRK  
 DATE: 10/26/2021

EL PASO COUNTY, COLORADO  
 PRELIMINARY GRADING PLAN

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

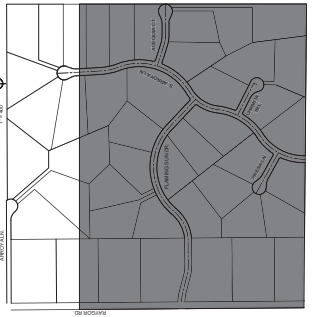
PROJECT NO.  
196106001

SHEET  
4 OF 4



811  
 Know what's below.  
 Call before you dig.

CALL UTILITY NOTIFICATION  
 CENTER OF COLORADO  
 1-800-922-1987  
 BEFORE YOU DIG, DRILL, OR EXCAVATE  
 TO AVOID HAZARDOUS UTILITIES



MATCHLINE SEE SHEET 2 FOR CONTINUATION

OWNER:  
CHRIS &  
MARTINA  
MAYHEW

LOT 6  
OWNER:  
EDWARD  
& ANITA  
MENHAM

LOT 7  
OWNER:  
CINDY L  
& JUDY K  
BRISTOW

LOT 8  
OWNER:  
LARA L  
& TAMI A  
BLACKWELL

LOT 9  
OWNER:  
SWANS  
FAMILY TRUST

UNPLATTED  
OWNER:  
DANIELA BOTOLIN

TRACT A  
OWNER:  
BRUSH  
HILLS  
DISTRICT

LOT 8  
OWNER:  
LARRY R  
& DEBORAH  
LENNETT

PAINTBRUSH HILLS  
 FILING NO. 14

EXHIBIT A.4

**3 MILE RADIUS MAP**



5226000001 and 002

with Overlapping Metro, Sanitation, Sanitation/Water, and Water Districts

5226000001 and 002

3 Miles from Selected Parcels

1 inch = 3,804.1 feet

2/3/2023 EPC Assessor's Office  
NAD\_1983\_StatePlane\_Colorado\_Central\_FIPS\_0502\_Feet  
Projection: Lambert\_Conformal\_Conic

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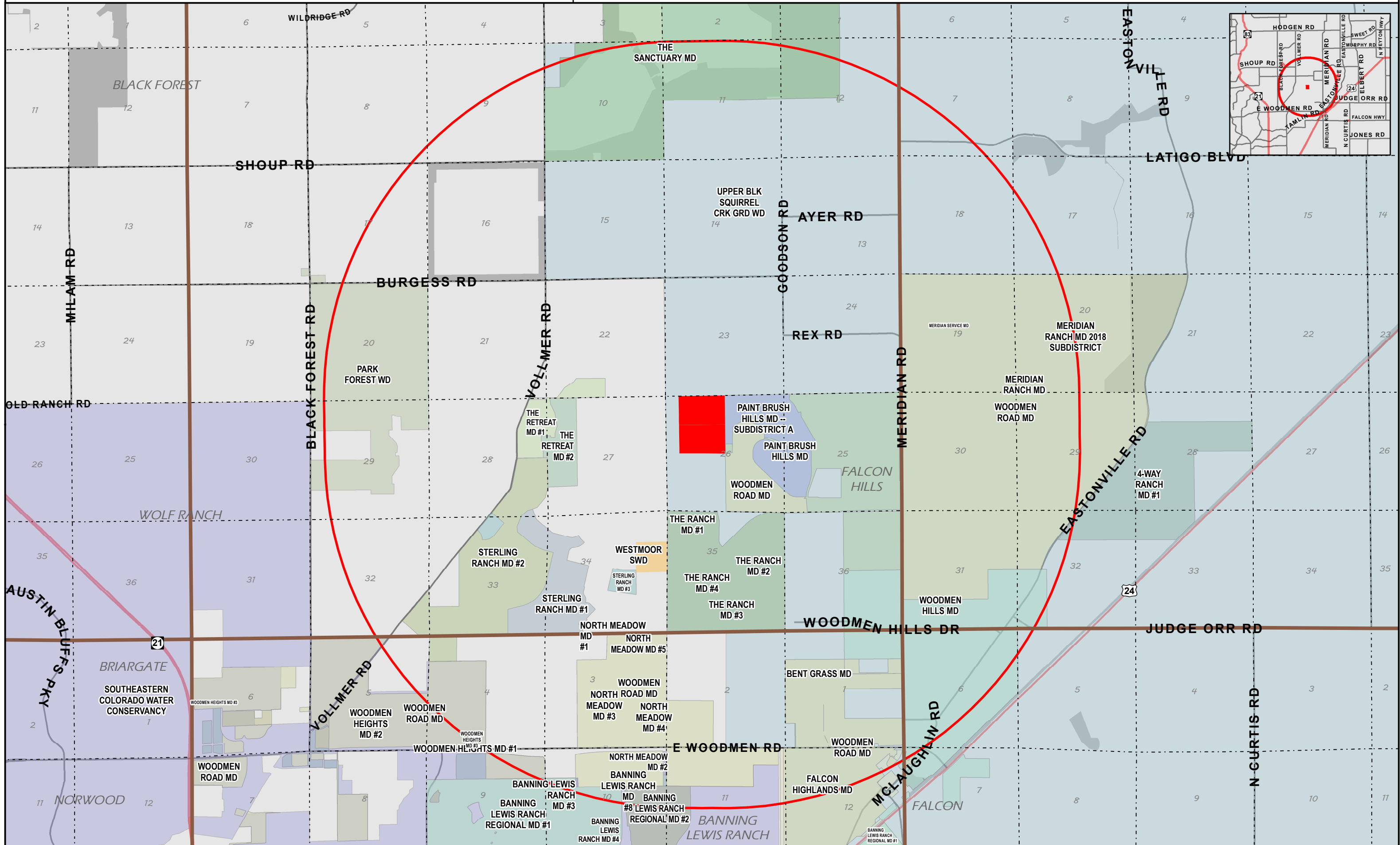


EXHIBIT B

**DEVELOPMENT SUMMARY**

**EXHIBIT B**  
EAGLEVIEW SUBDIVISION  
DEVELOPMENT SUMMARY  
January 2023

The proposed Eagleview Subdivision consists of 38 single family residential homes on approximately 121 acres in northern El Paso County, Colorado. The development has access from Raygor Road south of Burgess Road.

The property consists of El Paso County parcel #'s 5226000001 and 5226000002 with a total acreage of 121.20 acres and is owned by PT Eagleview LLC. The property is bound by Stapleton Estates Filing No 1 on the west/south and Paint Brush Hills Filing No 14 on the east.

The land is currently undeveloped. The ground cover is grasslands with rolling hills and a few trees. The terrain slopes towards a drainage way that traverses the center of the property and flows from north to south. The drainage way is locally known as headwaters of the West Tributary of the Falcon Watershed. The drainage way is not a jurisdictional wetland nor a designated floodplain.

The property is zoned RR 2.5. Proposed development consists of 38 residential lots with average size of 2.98 acres, accessed by paved public roads. No tracts are anticipated. Stormwater runoff will be contained in easements. Regional drainage improvements (West Tributary) consisting of drop structures and sub-regional detention pond will be owned and maintained by El Paso County. Local drainage improvements that route stormwater runoff to two proposed water quality ponds will be owned and maintained by the Metropolitan District. Culverts in the public right of way are owned and maintained by the County.

No onsite park, trail nor open space facilities are proposed with this development.

Offsite roadway improvements are required by the County. A southbound right turn lane from Burgess Road to Raygor Road is triggered by this development. Additionally, Raygor Road must be widened from Burgess Road south to Pine Park Trail.

The Preliminary Plan was previously approved by El Paso County and has since expired. We have submitted for Reconsideration and anticipate approval at the Board of County Commissioners meeting on February 21, 2023.



The Final Plat has been submitted to the County and is anticipated to be recorded in fall of 2023. Site Development will begin in fall of 2023 and extend through 2024. Sales of finished lots will begin in January 2025 and be absorbed at a rate of two (2) per month for 19 months, ending in mid-2026.

Home values will range from \$800,000 to \$1,600,000 with \$1,200,000 being the average in 2023 dollars. Using an occupancy of 2.5 persons per home, the anticipated population of the district will be 95 neighbors.



EXHIBIT C

**ESTIMATED INFRASTRUCTURE CAPITAL COSTS**

## Land Development Estimate

|       | <b>Subdivision Name/Filing:</b>       | Eagleview           |                     |                   |                  |
|-------|---------------------------------------|---------------------|---------------------|-------------------|------------------|
|       | <b>Estimate</b>                       | Preliminary         | Public              | Private           |                  |
|       | <b>Number of Lots:</b>                | 38                  | 7.87 ac             | 113.33 ac         |                  |
|       | <b>Proposed Use</b>                   | 2.5 ac SFR          | 6.5%                | 93.5%             |                  |
|       | <b>Revision Date:</b>                 | 3/8/2023            |                     |                   |                  |
| Acct. | Description                           | Total Estimate      | District Eligible   | Developer Expense | Eligible Comment |
| 4100  | PRELIMINARY ENTITLEMENT               | \$ 245,895          | \$ 128,013          | \$ 117,882        | 52%              |
| 4200  | FINAL ENTITLEMENT                     | \$ 567,600          | \$ 447,921          | \$ 119,679        | 79%              |
| 4300  | IMPACT FEES                           | \$ 105,608          | \$ 6,864            | \$ 98,743         | 6.5%             |
|       | <b>ENTITLEMENT TOTAL</b>              | <b>\$ 919,103</b>   | <b>\$ 582,799</b>   | <b>\$ 336,304</b> | <b>63%</b>       |
| 5226  | INSPECTION FEES                       | \$ 20,000           | \$ 20,000           | \$ -              | 100%             |
| 5310  | DEMOLITION                            | \$ 20,000           | \$ -                | \$ 20,000         | 0%               |
| 5318  | CONST. ENGINEERING / SURVEYING        | \$ 58,000           | \$ 58,000           | \$ -              | 100%             |
| 4130  | SOIL & MATERIAL TESTING               | \$ 38,000           | \$ 38,000           | \$ -              | 100%             |
| 5416  | EROSION CONTROL                       | \$ 96,013           | \$ 96,013           | \$ -              | 100%             |
| 5420  | MASS GRADING                          | \$ 169,646          | \$ 169,646          | \$ -              | 100%             |
| 5438  | SANITARY SEWER                        | \$ -                | \$ -                | \$ -              | 100%             |
| 5442  | STORM SEWER                           | \$ 392,299          | \$ 392,299          | \$ -              | 100%             |
| 5444  | PONDS / OUTFALL STRUCTURES            | \$ 215,677          | \$ 215,677          | \$ -              | 100%             |
| 5450  | WATER SYSTEM                          | \$ -                | \$ -                | \$ -              | 100%             |
| 5458  | PAVING (SUBGRADE PREP & PAVING)       | \$ 999,576          | \$ 999,576          | \$ -              | 100%             |
| 5459  | PAVING 2 (install 2' gravel shoulder) | \$ 103,439          | \$ 103,439          | \$ -              | 100%             |
| 5468  | ELECTRIC DISTRIBUTION                 | \$ 214,190          | \$ -                | \$ 214,190        | 0%               |
| 5470  | GAS DISTRIBUTION                      | \$ 165,642          | \$ -                | \$ 165,642        | 0%               |
| 5472  | PHONE DISTRIBUTION                    | \$ 60,384           | \$ -                | \$ 60,384         | 0%               |
| 5478  | STREET LIGHTS                         | \$ 42,534           | \$ 42,534           | \$ -              | 100%             |
| 5484  | TRAFFIC CONTROL                       | \$ 13,146           | \$ 13,146           | \$ -              | 100%             |
| 5494  | OFFSITE ROADS/REGIONAL DRAINAGE       | \$ 2,522,347        | \$ 2,522,347        | \$ -              | 100%             |
| 5502  | LANDSCAPING                           | \$ -                | \$ -                | \$ -              | 100%             |
| 5508  | AMENITIES                             | \$ 65,280           | \$ 65,280           | \$ -              | 100%             |
| 5510  | FENCE, ENTRY MONUMENTS                | \$ 167,280          | \$ 167,280          | \$ -              | 100%             |
| 5602  | MAIL BOXES                            | \$ 7,242            | \$ -                | \$ 7,242          | 0%               |
| 5710  | EXPECTED REPAIRS                      | \$ 71,097           | \$ 71,097           | \$ -              | 100%             |
| 5712  | UNEXPECTED COSTS                      | \$ 544,179          | \$ 497,433          | \$ 46,746         | 10%              |
| 5716  | CONSTRUCTION MANAGEMENT               | \$ 448,948          | \$ 410,383          | \$ 38,565         | 7.5%             |
|       | <b>DEVELOPMENT TOTAL</b>              | <b>\$ 6,434,920</b> | <b>\$ 5,882,151</b> | <b>\$ 552,769</b> | <b>91%</b>       |
|       | <b>PROJECT TOTAL</b>                  | <b>\$ 7,354,022</b> | <b>\$ 6,464,949</b> | <b>\$ 889,073</b> | <b>88%</b>       |

# Kimley»Horn

2 North Nevada, Suite 900  
Colorado Springs, Colorado 80903

Project: Eagleview Regional Drainage Improvements

Prepared By: CFS

Project Number:

Checked By: BAH

Date:

March 8, 2023

|  |    |       |           |              |
|--|----|-------|-----------|--------------|
| <b>Regional Drainage Pond- SR1 (County Cost)</b> |    |       |           |              |
| Rip Rap Chute #1 / Forebay (24" Riprap)          | CY | 865   | \$ 116    | \$ 100,310   |
| Rip Rap Chute #2/ Forebay (18" Riprap)           | CY | 544   | \$ 116    | \$ 63,091    |
| Rip Rap Chute #6/ Forebay (18" Riprap)           | CY | 97    | \$ 116    | \$ 11,304    |
| Pond Earthwork                                   | CY | 81160 | \$ 3      | \$ 243,480   |
| Concrete Trickle Channel (8' wide)               | LF | 1166  | \$ 64     | \$ 74,624    |
| Concrete Trickle Channel (4' wide)               | LF | 92    | \$ 50     | \$ 4,600     |
| Concrete Micropool                               | EA | 1     | \$ 25,000 | \$ 25,000    |
| Concrete Outlet Structure                        | EA | 1     | \$ 35,000 | \$ 35,000    |
| Concrete Outfall Pipe (2- 72 Inch)               | LF | 196   | \$ 460    | \$ 90,160    |
| Concrete FES w/ Toe Wall                         | EA | 2     | \$ 5,000  | \$ 10,000    |
| Rip Rap Emergency Spillway (12" Riprap)          | CY | 1841  | \$ 116    | \$ 213,569   |
| Maintenance Road (6" Thick)                      | CY | 647   | \$ 56     | \$ 36,204    |
| Certification                                    | EA | 1     | \$ 8,000  | \$ 8,000     |
| Erosion Control                                  | LS | 1     | \$ 27,220 | \$ 27,220    |
| Subtotal   |    |       |           | \$ 942,561   |
| <b>Reach RWT080 (County Cost)</b>                |    |       |           |              |
| Earthwork  | CY | 1094  | \$ 8      | \$ 8,752     |
| TRM Matting                                      | SY | 1340  | \$ 12     | \$ 16,084    |
| Rip Rap Chute #3 (18" Riprap)                    | CY | 294   | \$ 116    | \$ 34,156    |
| Rip Rap Chute #4 (6" Riprap)                     | CY | 34    | \$ 116    | \$ 3,940     |
| Erosion Control                                  | LS | 1     | \$ 8,000  | \$ 8,000     |
| Subtotal   |    |       |           | \$ 70,931    |
| <b>Reach RWT092 (County Cost)</b>                |    |       |           |              |
| Earthwork  | CY | 665   | \$ 8      | \$ 5,320     |
| Grouted Boulders (24" Diameter)                  | SY | 158   | \$ 400    | \$ 63,289    |
| Sheet Pile Cutoff Wall (PZ-22)                   | SF | 270   | \$ 45     | \$ 12,150    |
| Riprap Protection (Type M - 12")                 | CY | 97    | \$ 116    | \$ 11,282    |
| Riprap Protection (Type L - 9")                  | CY | 132   | \$ 116    | \$ 15,254    |
| Riprap Protection (Type VL - 6")                 | CY | 28    | \$ 116    | \$ 3,287     |
| Rip Rap Chute #10 (18" Riprap)                   | CY | 167   | \$ 116    | \$ 19,385    |
| Coir Mat 40                                      | SY | 375   | \$ 8      | \$ 3,000     |
| Maintenance Road (6" Thick)                      | CY | 72    | \$ 56     | \$ 4,037     |
| Erosion Control                                  | LS | 1     | \$ 8,000  | \$ 8,000     |
| Subtotal   |    |       |           | \$ 145,004   |
| <b>Reach RWT054 (County Cost)</b>                |    |       |           |              |
| Earthwork  | CY | 2655  | \$ 8      | \$ 21,240    |
| Grouted Boulders (24" Diameter)                  | SY | 477   | \$ 400    | \$ 190,756   |
| Sheet Pile Cutoff Wall (PZ-22)                   | SF | 891   | \$ 45     | \$ 40,095    |
| Riprap Protection (Type M - 12")                 | CY | 894   | \$ 116    | \$ 103,756   |
| Riprap Protection (Type VL - 6")                 | CY | 358   | \$ 116    | \$ 41,584    |
| Coir Mat 40                                      | SY | 1528  | \$ 8      | \$ 12,224    |
| Maintenance Road (6" Thick)                      | CY | 278   | \$ 56     | \$ 15,556    |
| Erosion Control                                  | LS | 1     | \$ 20,000 | \$ 20,000    |
| Subtotal   |    |       |           | \$ 445,210   |
| Subtotal County Costs                            |    |       |           | \$ 1,603,706 |
| Contingency (35%)                                |    |       |           | \$ 561,297   |
| TOTAL COUNTY COST                                |    |       |           | \$ 2,165,003 |
| <b>Reach RWT094 (Developer Cost)</b>             |    |       |           |              |
| Earthwork  | CY | 8845  | \$ 8      | \$ 70,760    |
| Riprap Protection (Type M - 12")                 | CY | 2757  | \$ 116    | \$ 319,842   |
| Riprap Protection (Type VL - 6")                 | CY | 98    | \$ 116    | \$ 11,394    |
| Coir Mat 40                                      | SY | 6952  | \$ 8      | \$ 55,616    |
| Maintenance Road (6" Thick)                      | CY | 443   | \$ 56     | \$ 24,801    |
| Erosion Control                                  | LS | 1     | \$ 16,000 | \$ 16,000    |
| Subtotal   |    |       |           | \$ 498,413   |
| Subtotal Developer Costs                         |    |       |           | \$ 498,413   |
| Contingency (35%)                                |    |       |           | \$ 174,444   |
| TOTAL DEVELOPER COST                             |    |       |           | \$ 672,857   |
| TOTAL REGIONAL DRAINAGE COST                     |    |       |           | \$ 2,837,860 |

## Conceptual Opinion of Probable Construction Cost

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

# Kimley»Horn

2 North Nevada, Suite 300  
 Colorado Springs, Colorado 80903

Project: Burgess Right Turn Lane  
 Project Number: \_\_\_\_\_  
 Date: June 28, 2022

Prepared By: KRK  
 Checked By: EJG

| Bid Item #                                 | Item Description                                       | Unit | Unit Cost      | Quantity | Extended Cost   |                  |
|--|--|------|----------------|----------|-----------------|------------------|
| 1  | EARTHWORK/ EMBANKMENT FILL (1.78 CY PER LF OF ROADWAY) | CY   | \$15.00        | 500      | \$7,500         |                  |
| 2  | CLASS 6 BASE COURSE (8" DEPTH)                         | CY   | \$56.00        | 47       | \$2,632         |                  |
| 3  | ASPHALT PAVEMENT (8' ADDITIONAL FT, 6" DEPTH)          | SY   | \$36.00        | 490      | \$17,640        |                  |
| 4  | UTILITY RELOCATION                                     | EA   | \$10,000.00    | 4        | \$40,000        |                  |
| 5  | MOBILIZATION   | LS   | \$10,000.00    | 1        | \$10,000        |                  |
| 6  | TRAFFIC CONTROL  | LS   | \$20,000.00    | 1        | \$20,000        |                  |
| 7  | SLOPE EASEMENT   | SF   | \$0.85         | 6,000    | \$5,100         |                  |
| <b>PROJECT CONSTRUCTION BID ITEMS COST</b> |  |      |                |          | <b>B</b>        | <b>\$102,872</b> |
| Contingencies (Construction Items)         |  |      | (0 - 25%) of B | 20.0%    | \$20,574        |                  |
| <b>Total Project Cost</b>                  |  |      |                |          |                 | <b>\$123,446</b> |
| <b>SUBDIVISION PERCENTAGE OF TRAFFIC</b>   |  |      |                | 18.6%    | <b>\$22,998</b> |                  |

**Conceptual Opinion of Probable Construction Cost**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.





2 North Nevada, Suite 300  
Colorado Springs, Colorado 80903

Project: Raygor Roadway Cost Sharing  
Project Number:  
Date: June 28, 2022

Prepared By: KRK  
Checked By: EJK

| COST BASED ON 1262 LF OF ROADWAY IMPROVEMENTS (BURGESS TO PINE PARK TRAIL) |  |      |                |          |               |                 |
|--|--|------|----------------|----------|---------------|-----------------|
| Bid Item #   | Item Description                                       | Unit | Unit Cost      | Quantity | Extended Cost |                 |
| 1  | EARTHWORK/ EMBANKMENT FILL (1.78 CY PER LF OF ROADWAY) | CY   | \$15.00        | 2,246    | \$33,690      |                 |
| 2  | CLASS 6 BASE COURSE (6" DEPTH)                         | CY   | \$56.00        | 130      | \$7,280       |                 |
| 3  | ASPHALT PAVEMENT (4' ADDITIONAL FT, 6" DEPTH)          | SY   | \$36.00        | 628      | \$22,608      |                 |
| 4  | DRIVEWAY CULVERTS                                      | EA   | \$600.00       | 5        | \$3,000       |                 |
| 5  | MOBILIZATION (5%)                                      | LS   | \$5,000.00     | 1        | \$5,000       |                 |
| 6  | TRAFFIC CONTROL (5%)                                   | LS   | \$5,000.00     | 1        | \$5,000       |                 |
| <b>PROJECT CONSTRUCTION BID ITEMS COST</b>                                 |  |      |                |          | <b>B</b>      | <b>\$76,578</b> |
| Contingencies (Construction Items)   |  |      | (0 - 25%) of B | 20.0%    | \$15,316      |                 |
| <b>Total Project Cost</b>  |  |      |                |          |               | <b>\$91,894</b> |

**Conceptual Opinion of Probable Construction Cost**

The Engineer has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Engineer at this time and represent only the Engineer's judgment as a design professional familiar with the construction industry. The Engineer cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

**EXHIBIT D**

**FINANCIAL PLAN SUMMARY**

June 1, 2023

Eagleview Metropolitan District  
Attention: Alicia J. Corley  
Icenogle Seaver Pogue  
4725 South Monaco Street, Suite 360  
Denver, Colorado 80237

***RE: Eagleview Metropolitan District Financing Plan***

We have analyzed the bonding capacity for the proposed Eagleview Metropolitan District (the “District”). The analysis included in this document summarizes and presents information provided on behalf of PT Eagleview LLC (the “Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Plan Assumptions

The development program for the District is anticipated to include 38 single family residential units with an estimated average value of \$1.2 million per unit. Units are anticipated to be completed between 2025 and 2027. These assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2023 market values.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2025.
2. The District is modeled to issue limited tax general obligation bonds in December 2024. The bonds (Series 2024) are estimated to have a par of \$3,615,000 and an interest rate of 5.00%. At issuance, it is projected that the District will fund \$250,000 in costs of issuance, \$542,250 in capitalized interest, and \$331,719 in a debt service reserve from bond proceeds. The Underwriter’s discount is modeled as 2% of par for the bonds. The remaining \$2,418,731 is projected to be deposited to the District’s project fund to reimburse the Developer for eligible expenses.

Total bond revenues are dependent on the following key assumptions:

- a. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.
- b. It is projected that 99.5% of property taxes levied will be collected and available to the District.
- c. It is projected that there will be a 6% biennial inflation rate on existing residential valuation.
- d. Total bond par amount results in 1.0x debt service coverage

## Refinance Assumptions

1. The District is also modeled to issue senior refunding bonds in December 2034. The purpose of these bonds will be to refund the outstanding Series 2024 bonds at more favorable terms and generate additional proceeds for the District. The senior bonds are anticipated to have a par of \$5,395,000 and an interest rate of 4.00%. At issuance, it is projected that the District will utilize \$406,719 in funds on hand as a source of funds. Anticipated uses of funds include \$200,000 in costs of issuance, \$3,540,000 in refunding escrow in order to refund the outstanding Series 2024 bonds, and \$2,016,761 that is projected to be deposited to the District's project fund to fund eligible expenses. The Underwriter's discount is modeled as 0.5% of par.

Total refunding senior bond revenues are dependent on the following key assumptions:

- e. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.
- f. It is projected that there will be a 6% biennial inflation rate on residential development.
- g. Based on the status of development, the Series 2034 bonds are anticipated to include an investment grade rating. For the purposes of this analysis, a BBB rating is assumed.
- h. Total senior bond par amount is sized to 1.0x debt service coverage.

## Estimate of Revenue Projections for first 10 years

The debt service mill levy (50.000 mills) collection revenues over the first 10 years total \$1,596,816 plus an additional \$95,810 in specific ownership taxes associated with the debt levy, for a total of \$1,692,626.

District operations are anticipated to be funded through the imposition of an additional 15.000 mills. This mill levy is estimated to generate \$507,788 over the first 10 years.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Eagleview Metropolitan District, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

## Risks Associated with the Bond Financing

### Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on existing assessed values is less than 6% on residential development
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the Districts issue bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time.

### Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6% on residential development

- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and reserve fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

#### Disclosures

It is contemplated that D.A. Davidson will provide investment banking services to the District in connection with its future bond financings or other borrowings. D.A. Davidson is not acting as a financial advisor to the District.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

**D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS**



*Kyle Thomas*

Managing Director, Public Finance

**EAGLEVIEW METROPOLITAN DISTRICT**  
El Paso County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2024**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034**  
~~~~~

**Service Plan**

| <b>Bond Assumptions</b>                   | <b>Series 2024</b> | <b>Series 2034</b> | <b>Total</b>       |
|---|--------------------|--------------------|--------------------|
| Closing Date                              | 12/1/2024          | 12/1/2034          |                    |
| First Call Date                           | 12/1/2029          | 12/1/2044          |                    |
| Final Maturity                            | 12/1/2054          | 12/1/2064          |                    |
| <b>Sources of Funds</b>                   |                    |                    |                    |
| Par Amount                                | 3,615,000          | 5,395,000          | <b>9,010,000</b>   |
| Funds on Hand                             | 0                  | 406,719            | <b>406,719</b>     |
| <b>Total</b>                              | <b>3,615,000</b>   | <b>5,801,719</b>   | <b>9,416,719</b>   |
| <b>Uses of Funds</b>                      |                    |                    |                    |
| Project Fund                              | <b>\$2,418,731</b> | <b>\$2,016,761</b> | <b>\$4,435,492</b> |
| Refunding Escrow                          | 0                  | 3,540,000          | <b>3,540,000</b>   |
| Debt Service Reserve                      | 331,719            | 0                  | <b>331,719</b>     |
| Capitalized Interest                      | 542,250            | 17,983             | <b>560,233</b>     |
| Costs of Issuance                         | 322,300            | 226,975            | <b>549,275</b>     |
| <b>Total</b>                              | <b>3,615,000</b>   | <b>5,801,719</b>   | <b>9,416,719</b>   |
| <b>Bond Features</b>                      |                    |                    |                    |
| Projected Coverage                        | 100x               | 100x               |                    |
| Tax Status                                | Tax-Exempt         | Tax-Exempt         |                    |
| Rating                                    | Non-Rated          | Inv. Grade         |                    |
| Average Coupon                            | 5.000%             | 4.000%             |                    |
| Annual Trustee Fee                        | \$4,000            | \$4,000            |                    |
| <b>Biennial Reassessment</b>              |                    |                    |                    |
| Residential                               | 6.00%              | 6.00%              |                    |
| Commercial                                | 0.00%              | 0.00%              |                    |
| <b>Taxing Authority Assumptions</b>       |                    |                    |                    |
| <b>Metropolitan District Revenue</b>      |                    |                    |                    |
| Residential Assessment Ratio              |                    |                    |                    |
| <i>Service Plan Gallagherization Base</i> | 7.15%              |                    |                    |
| <i>Current Assumption</i>                 | 7.15%              |                    |                    |
| Debt Service Mills                        |                    |                    |                    |
| <i>Service Plan Mill Levy Cap</i>         | 50.000             |                    |                    |
| <i>Maximum Adjusted Cap</i>               | 50.000             |                    |                    |
| <i>Target Mill Levy</i>                   | 50.000             |                    |                    |
| Specific Ownership Taxes                  | 6.00%              |                    |                    |
| County Treasurer Fee                      | 1.50%              |                    |                    |
| <b>Operations</b>                         |                    |                    |                    |
| Operations Mill Levy                      | 15.000             |                    |                    |
| Total Mill Levy                           | 65.000             |                    |                    |

**EAGLEVIEW METROPOLITAN DISTRICT  
Development Summary**

|                               | Residential  |           |           |           |           |           |           |           | Total Residential |
|-------------------------------|--------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-------------------|
|                               | SFD          | Product 2 | Product 3 | Product 4 | Product 5 | Product 6 | Product 7 | Product 8 |                   |
| Statutory Actual Value (2023) | \$1,200,000  | \$        | \$        | \$        | \$        | \$        | \$        | \$        |                   |
| 2023                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2024                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2025                          | 8            | -         | -         | -         | -         | -         | -         | -         | 8                 |
| 2026                          | 24           | -         | -         | -         | -         | -         | -         | -         | 24                |
| 2027                          | 6            | -         | -         | -         | -         | -         | -         | -         | 6                 |
| 2028                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2029                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2030                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2031                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2032                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2033                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2034                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2035                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2036                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2037                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2038                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2039                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2040                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2041                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2042                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2043                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2044                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2045                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2046                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2047                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2048                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2049                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2050                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2051                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2052                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2053                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| 2054                          | -            | -         | -         | -         | -         | -         | -         | -         | -                 |
| Total Units                   | 38           | -         | -         | -         | -         | -         | -         | -         | 38                |
| Total Statutory Actual Value  | \$45,600,000 | \$        | \$        | \$        | \$        | \$        | \$        | \$        | \$45,600,000      |

**EAGLEVIEW METROPOLITAN DISTRICT**  
**Assessed Value Calculation**

|       | Vacant Land               |                    | Residential       |              |                      |                    | Total              |
|-------|---------------------------|--------------------|-------------------|--------------|----------------------|--------------------|--------------------|
|       | Cumulative Statutory      | Assessed Value     | Total             | Biennial     | Cumulative Statutory | Assessed Value     | Assessed Value     |
|       | Actual Value <sup>1</sup> | in Collection Year | Residential Units | Reassessment | Actual Value         | in Collection Year | in Collection Year |
|       |                           | (2-year lag)       |                   |              |                      | (2-year lag)       | (2-year lag)       |
|       | 29.00%                    |                    | 6.00%             | 7.15%        |                      |                    |                    |
| 2021  | 0                         |                    | 0                 |              | 0                    |                    |                    |
| 2022  | 0                         |                    | 0                 | 0            | 0                    |                    |                    |
| 2023  | 0                         | 0                  | 0                 |              | 0                    | 0                  | 0                  |
| 2024  | 960,000                   | 0                  | 0                 | 0            | 0                    | 0                  | 0                  |
| 2025  | 2,880,000                 | 0                  | 8                 |              | 9,987,840            | 0                  | 0                  |
| 2026  | 720,000                   | 278,400            | 24                | 599,270      | 41,149,901           | 0                  | 278,400            |
| 2027  | 0                         | 835,200            | 6                 |              | 48,943,412           | 714,131            | 1,549,331          |
| 2028  | 0                         | 208,800            | 0                 | 2,936,605    | 51,880,017           | 2,942,218          | 3,151,018          |
| 2029  | 0                         | 0                  | 0                 |              | 51,880,017           | 3,499,454          | 3,499,454          |
| 2030  | 0                         | 0                  | 0                 | 3,112,801    | 54,992,818           | 3,709,421          | 3,709,421          |
| 2031  | 0                         | 0                  | 0                 |              | 54,992,818           | 3,709,421          | 3,709,421          |
| 2032  | 0                         | 0                  | 0                 | 3,299,569    | 58,292,387           | 3,931,986          | 3,931,986          |
| 2033  | 0                         | 0                  | 0                 |              | 58,292,387           | 3,931,986          | 3,931,986          |
| 2034  | 0                         | 0                  | 0                 | 3,497,543    | 61,789,930           | 4,167,906          | 4,167,906          |
| 2035  | 0                         | 0                  | 0                 |              | 61,789,930           | 4,167,906          | 4,167,906          |
| 2036  | 0                         | 0                  | 0                 | 3,707,396    | 65,497,326           | 4,417,980          | 4,417,980          |
| 2037  | 0                         | 0                  | 0                 |              | 65,497,326           | 4,417,980          | 4,417,980          |
| 2038  | 0                         | 0                  | 0                 | 3,929,840    | 69,427,166           | 4,683,059          | 4,683,059          |
| 2039  | 0                         | 0                  | 0                 |              | 69,427,166           | 4,683,059          | 4,683,059          |
| 2040  | 0                         | 0                  | 0                 | 4,165,630    | 73,592,796           | 4,964,042          | 4,964,042          |
| 2041  | 0                         | 0                  | 0                 |              | 73,592,796           | 4,964,042          | 4,964,042          |
| 2042  | 0                         | 0                  | 0                 | 4,415,568    | 78,008,364           | 5,261,885          | 5,261,885          |
| 2043  | 0                         | 0                  | 0                 |              | 78,008,364           | 5,261,885          | 5,261,885          |
| 2044  | 0                         | 0                  | 0                 | 4,680,502    | 82,688,865           | 5,577,598          | 5,577,598          |
| 2045  | 0                         | 0                  | 0                 |              | 82,688,865           | 5,577,598          | 5,577,598          |
| 2046  | 0                         | 0                  | 0                 | 4,961,332    | 87,650,197           | 5,912,254          | 5,912,254          |
| 2047  | 0                         | 0                  | 0                 |              | 87,650,197           | 5,912,254          | 5,912,254          |
| 2048  | 0                         | 0                  | 0                 | 5,259,012    | 92,909,209           | 6,266,989          | 6,266,989          |
| 2049  | 0                         | 0                  | 0                 |              | 92,909,209           | 6,266,989          | 6,266,989          |
| 2050  | 0                         | 0                  | 0                 | 5,574,553    | 98,483,762           | 6,643,008          | 6,643,008          |
| 2051  | 0                         | 0                  | 0                 |              | 98,483,762           | 6,643,008          | 6,643,008          |
| 2052  | 0                         | 0                  | 0                 | 5,909,026    | 104,392,787          | 7,041,589          | 7,041,589          |
| 2053  | 0                         | 0                  | 0                 |              | 104,392,787          | 7,041,589          | 7,041,589          |
| 2054  | 0                         | 0                  | 0                 | 6,263,567    | 110,656,355          | 7,464,084          | 7,464,084          |
| 2055  | 0                         | 0                  | 0                 |              | 110,656,355          | 7,464,084          | 7,464,084          |
| 2056  | 0                         | 0                  | 0                 | 6,639,381    | 117,295,736          | 7,911,929          | 7,911,929          |
| 2057  | 0                         | 0                  | 0                 |              | 117,295,736          | 7,911,929          | 7,911,929          |
| 2058  | 0                         | 0                  | 0                 | 7,037,744    | 124,333,480          | 8,386,645          | 8,386,645          |
| 2059  | 0                         | 0                  | 0                 |              | 124,333,480          | 8,386,645          | 8,386,645          |
| 2060  | 0                         | 0                  | 0                 | 7,460,009    | 131,793,489          | 8,889,844          | 8,889,844          |
| 2061  | 0                         | 0                  | 0                 |              | 131,793,489          | 8,889,844          | 8,889,844          |
| 2062  | 0                         | 0                  | 0                 | 7,907,609    | 139,701,098          | 9,423,234          | 9,423,234          |
| 2063  | 0                         | 0                  | 0                 |              | 139,701,098          | 9,423,234          | 9,423,234          |
| 2064  | 0                         | 0                  | 0                 | 8,382,066    | 148,083,164          | 9,988,629          | 9,988,629          |
| Total |                           |                    | 38                |              | 99,739,022           |                    |                    |

1. Vacant land value calculated in year prior to construction as 10% of built-out market value



**EAGLEVIEW METROPOLITAN DISTRICT**  
**Revenue Calculation**

|       | District Mill Levy Revenue |                             |                |                    | Expenses         |                | Total             |
|-------|----------------------------|-----------------------------|----------------|--------------------|------------------|----------------|-------------------|
|       | Assessed Value             | Debt Mill Levy              | Debt Mill Levy | Specific Ownership | County Treasurer | Annual Trustee | Revenue Available |
|       | in Collection Year         |                             | Collections    | Taxes              | Fee              | Fee            | for Debt Service  |
|       | (2-year lag)               | 50.000 Cap<br>50.000 Target | 99.5%          | 6.00%              | 1.50%            | \$4,000        |                   |
| 2021  |                            |                             |                |                    |                  |                |                   |
| 2022  |                            |                             |                |                    |                  |                |                   |
| 2023  | 0                          | 0.000                       | 0              | 0                  | 0                | 0              | 0                 |
| 2024  | 0                          | 0.000                       | 0              | 0                  | 0                | 0              | 0                 |
| 2025  | 0                          | 50.000                      | 0              | 0                  | 0                | 0              | 0                 |
| 2026  | 278,400                    | 50.000                      | 13,850         | 831                | (208)            | (4,000)        | 10,474            |
| 2027  | 1,549,331                  | 50.000                      | 77,079         | 4,625              | (1,156)          | (4,000)        | 76,548            |
| 2028  | 3,151,018                  | 50.000                      | 156,763        | 9,406              | (2,351)          | (4,000)        | 159,817           |
| 2029  | 3,499,454                  | 50.000                      | 174,098        | 10,446             | (2,611)          | (4,000)        | 177,932           |
| 2030  | 3,709,421                  | 50.000                      | 184,544        | 11,073             | (2,768)          | (4,000)        | 188,848           |
| 2031  | 3,709,421                  | 50.000                      | 184,544        | 11,073             | (2,768)          | (4,000)        | 188,848           |
| 2032  | 3,931,986                  | 50.000                      | 195,616        | 11,737             | (2,934)          | (4,000)        | 200,419           |
| 2033  | 3,931,986                  | 50.000                      | 195,616        | 11,737             | (2,934)          | (4,000)        | 200,419           |
| 2034  | 4,167,906                  | 50.000                      | 207,353        | 12,441             | (3,110)          | (4,000)        | 212,684           |
| 2035  | 4,167,906                  | 50.000                      | 207,353        | 12,441             | (3,110)          | (4,000)        | 212,684           |
| 2036  | 4,417,980                  | 50.000                      | 219,795        | 13,188             | (3,297)          | (4,000)        | 225,685           |
| 2037  | 4,417,980                  | 50.000                      | 219,795        | 13,188             | (3,297)          | (4,000)        | 225,685           |
| 2038  | 4,683,059                  | 50.000                      | 232,982        | 13,979             | (3,495)          | (4,000)        | 239,466           |
| 2039  | 4,683,059                  | 50.000                      | 232,982        | 13,979             | (3,495)          | (4,000)        | 239,466           |
| 2040  | 4,964,042                  | 50.000                      | 246,961        | 14,818             | (3,704)          | (4,000)        | 254,074           |
| 2041  | 4,964,042                  | 50.000                      | 246,961        | 14,818             | (3,704)          | (4,000)        | 254,074           |
| 2042  | 5,261,885                  | 50.000                      | 261,779        | 15,707             | (3,927)          | (4,000)        | 269,559           |
| 2043  | 5,261,885                  | 50.000                      | 261,779        | 15,707             | (3,927)          | (4,000)        | 269,559           |
| 2044  | 5,577,598                  | 50.000                      | 277,486        | 16,649             | (4,162)          | (4,000)        | 285,972           |
| 2045  | 5,577,598                  | 50.000                      | 277,486        | 16,649             | (4,162)          | (4,000)        | 285,972           |
| 2046  | 5,912,254                  | 50.000                      | 294,135        | 17,648             | (4,412)          | (4,000)        | 303,371           |
| 2047  | 5,912,254                  | 50.000                      | 294,135        | 17,648             | (4,412)          | (4,000)        | 303,371           |
| 2048  | 6,266,989                  | 50.000                      | 311,783        | 18,707             | (4,677)          | (4,000)        | 321,813           |
| 2049  | 6,266,989                  | 50.000                      | 311,783        | 18,707             | (4,677)          | (4,000)        | 321,813           |
| 2050  | 6,643,008                  | 50.000                      | 330,490        | 19,829             | (4,957)          | (4,000)        | 341,362           |
| 2051  | 6,643,008                  | 50.000                      | 330,490        | 19,829             | (4,957)          | (4,000)        | 341,362           |
| 2052  | 7,041,589                  | 50.000                      | 350,319        | 21,019             | (5,255)          | (4,000)        | 362,083           |
| 2053  | 7,041,589                  | 50.000                      | 350,319        | 21,019             | (5,255)          | (4,000)        | 362,083           |
| 2054  | 7,464,084                  | 50.000                      | 371,338        | 22,280             | (5,570)          | (4,000)        | 384,048           |
| 2055  | 7,464,084                  | 50.000                      | 371,338        | 22,280             | (5,570)          | (4,000)        | 384,048           |
| 2056  | 7,911,929                  | 50.000                      | 393,618        | 23,617             | (5,904)          | (4,000)        | 407,331           |
| 2057  | 7,911,929                  | 50.000                      | 393,618        | 23,617             | (5,904)          | (4,000)        | 407,331           |
| 2058  | 8,386,645                  | 50.000                      | 417,236        | 25,034             | (6,259)          | (4,000)        | 432,011           |
| 2059  | 8,386,645                  | 50.000                      | 417,236        | 25,034             | (6,259)          | (4,000)        | 432,011           |
| 2060  | 8,889,844                  | 50.000                      | 442,270        | 26,536             | (6,634)          | (4,000)        | 458,172           |
| 2061  | 8,889,844                  | 50.000                      | 442,270        | 26,536             | (6,634)          | (4,000)        | 458,172           |
| 2062  | 9,423,234                  | 50.000                      | 468,806        | 28,128             | (7,032)          | (4,000)        | 485,902           |
| 2063  | 9,423,234                  | 50.000                      | 468,806        | 28,128             | (7,032)          | (4,000)        | 485,902           |
| 2064  | 9,988,629                  | 50.000                      | 496,934        | 29,816             | (7,454)          | (4,000)        | 515,296           |
| Total |                            |                             | 11,331,744     | 679,905            | (169,976)        | (156,000)      | 11,685,672        |

EAGLEVIEW METROPOLITAN DISTRICT  
Senior Debt Service

|       | Total<br>Revenue Available<br>for Debt Service | Net Debt Service  |   | Total      | Funds on Hand<br>as a Source | Senior Surplus Fund |  |                     | Ratio Analysis                   |                          |
|-------|--|---|---|------------|------------------------------|---------------------|--|---------------------|----------------------------------|--------------------------|
|       |  | Series 2024   | Series 2034   |            |                              | Annual<br>Surplus   | Cumulative<br>Balance<br>\$361,500 Max | Released<br>Revenue | Senior Debt to<br>Assessed Value | Debt Service<br>Coverage |
|       |  | Dated: 12/1/24<br>Par: \$3,615,000<br>Proj: \$2,418,731 | Dated: 12/1/34<br>Par: \$5,395,000<br>Proj: \$2,016,761<br>Esc: \$3,540,000 |            |                              |                     |  |                     |                                  |                          |
| 2021  |  |   |   |            |                              |                     |  |                     |                                  |                          |
| 2022  |  |   |   |            |                              |                     |  |                     |                                  |                          |
| 2023  | 0  |   |   | 0          |                              | 0                   | 0                                      | 0                   | n/a                              | n/a                      |
| 2024  | 0  | 0   |   | 0          |                              | 0                   | 0                                      | 0                   | n/a                              | n/a                      |
| 2025  | 0  | 0   |   | 0          |                              | 0                   | 0                                      | 0                   | n/a                              | n/a                      |
| 2026  | 10,474   | 0   |   | 0          |                              | 10,474              | 10,474                                 | 0                   | 1298%                            | n/a                      |
| 2027  | 76,548   | 0   |   | 0          |                              | 76,548              | 87,021                                 | 0                   | 233%                             | n/a                      |
| 2028  | 159,817  | 180,750   |   | 180,750    |                              | (20,933)            | 66,089                                 | 0                   | 115%                             | 88%                      |
| 2029  | 177,932  | 180,750   |   | 180,750    |                              | (2,818)             | 63,271                                 | 0                   | 103%                             | 98%                      |
| 2030  | 188,848  | 185,750   |   | 185,750    |                              | 3,098               | 66,369                                 | 0                   | 97%                              | 102%                     |
| 2031  | 188,848  | 185,500   |   | 185,500    |                              | 3,348               | 69,717                                 | 0                   | 97%                              | 102%                     |
| 2032  | 200,419  | 195,250   |   | 195,250    |                              | 5,169               | 74,887                                 | 0                   | 92%                              | 103%                     |
| 2033  | 200,419  | 199,500   |   | 199,500    |                              | 919                 | 75,806                                 | 0                   | 91%                              | 100%                     |
| 2034  | 212,684  | 208,500   | 0   | 208,500    | \$75,000                     | (70,816)            | 4,990                                  | 0                   | 86%                              | 102%                     |
| 2035  | 212,684  | Ref'd by Ser. '34                                       | 197,817   | 197,817    |                              | 14,868              | 19,857                                 | 0                   | 214%                             | 108%                     |
| 2036  | 225,685  |   | 220,800   | 220,800    |                              | 4,885               | 24,743                                 | 0                   | 122%                             | 102%                     |
| 2037  | 225,685  |   | 225,600   | 225,600    |                              | 85                  | 24,828                                 | 0                   | 122%                             | 100%                     |
| 2038  | 239,466  |   | 235,200   | 235,200    |                              | 4,266               | 29,094                                 | 0                   | 115%                             | 102%                     |
| 2039  | 239,466  |   | 239,400   | 239,400    |                              | 66                  | 29,161                                 | 0                   | 114%                             | 100%                     |
| 2040  | 254,074  |   | 253,400   | 253,400    |                              | 674                 | 29,835                                 | 0                   | 107%                             | 100%                     |
| 2041  | 254,074  |   | 251,800   | 251,800    |                              | 2,274               | 32,109                                 | 0                   | 107%                             | 101%                     |
| 2042  | 269,559  |   | 265,200   | 265,200    |                              | 4,359               | 36,468                                 | 0                   | 100%                             | 102%                     |
| 2043  | 269,559  |   | 268,000   | 268,000    |                              | 1,559               | 38,027                                 | 0                   | 99%                              | 101%                     |
| 2044  | 285,972  |   | 285,600   | 285,600    |                              | 372                 | 38,399                                 | 0                   | 92%                              | 100%                     |
| 2045  | 285,972  |   | 282,400   | 282,400    |                              | 3,572               | 41,972                                 | 0                   | 91%                              | 101%                     |
| 2046  | 303,371  |   | 299,200   | 299,200    |                              | 4,171               | 46,142                                 | 0                   | 84%                              | 101%                     |
| 2047  | 303,371  |   | 300,200   | 300,200    |                              | 3,171               | 49,313                                 | 0                   | 83%                              | 101%                     |
| 2048  | 321,813  |   | 321,000   | 321,000    |                              | 813                 | 50,126                                 | 0                   | 76%                              | 100%                     |
| 2049  | 321,813  |   | 320,800   | 320,800    |                              | 1,013               | 51,139                                 | 0                   | 74%                              | 100%                     |
| 2050  | 341,362  |   | 340,400   | 340,400    |                              | 962                 | 52,101                                 | 0                   | 68%                              | 100%                     |
| 2051  | 341,362  |   | 339,000   | 339,000    |                              | 2,362               | 54,462                                 | 0                   | 65%                              | 101%                     |
| 2052  | 362,083  |   | 357,400   | 357,400    |                              | 4,683               | 59,146                                 | 0                   | 59%                              | 101%                     |
| 2053  | 362,083  |   | 359,800   | 359,800    |                              | 2,283               | 61,429                                 | 0                   | 57%                              | 101%                     |
| 2054  | 384,048  |   | 381,800   | 381,800    |                              | 2,248               | 63,678                                 | 0                   | 51%                              | 101%                     |
| 2055  | 384,048  |   | 382,600   | 382,600    |                              | 1,448               | 65,126                                 | 0                   | 48%                              | 100%                     |
| 2056  | 407,331  |   | 403,000   | 403,000    |                              | 4,331               | 69,457                                 | 0                   | 42%                              | 101%                     |
| 2057  | 407,331  |   | 402,200   | 402,200    |                              | 5,131               | 74,589                                 | 0                   | 39%                              | 101%                     |
| 2058  | 432,011  |   | 431,000   | 431,000    |                              | 1,011               | 75,600                                 | 0                   | 33%                              | 100%                     |
| 2059  | 432,011  |   | 428,200   | 428,200    |                              | 3,811               | 79,411                                 | 0                   | 29%                              | 101%                     |
| 2060  | 458,172  |   | 455,000   | 455,000    |                              | 3,172               | 82,583                                 | 0                   | 24%                              | 101%                     |
| 2061  | 458,172  |   | 455,200   | 455,200    |                              | 2,972               | 85,555                                 | 0                   | 20%                              | 101%                     |
| 2062  | 485,902  |   | 484,800   | 484,800    |                              | 1,102               | 86,657                                 | 0                   | 15%                              | 100%                     |
| 2063  | 485,902  |   | 482,600   | 482,600    |                              | 3,302               | 89,959                                 | 0                   | 10%                              | 101%                     |
| 2064  | 515,296  |   | 514,800   | 514,800    |                              | 496                 | 0                                      | 90,455              | 5%                               | 100%                     |
| Total | 11,685,672                                     | 1,336,000   | 10,184,217  | 11,520,217 | 75,000                       | 90,455              |  | 90,455              |                                  |                          |

**EAGLEVIEW METROPOLITAN DISTRICT**  
**Operations Projection**

|       | Total                              | Operations Revenue         |                     |                    |                  | Total             | Total Mills    |
|-------|------------------------------------|----------------------------|---------------------|--------------------|------------------|-------------------|----------------|
|       | Assessed Value                     | Operations                 | Ops Mill Levy       | Specific Ownership | County Treasurer | Revenue Available | Total          |
|       | in Collection Year<br>(2-year lag) | Mill Levy<br>15.000 Target | Collections<br>100% | Taxes<br>6%        | Fee<br>1.50%     | for Operations    | District Mills |
| 2021  |                                    |                            |                     |                    |                  |                   |                |
| 2022  |                                    |                            |                     |                    |                  |                   |                |
| 2023  | 0                                  | 15,000                     | 0                   | 0                  | 0                | 0                 | 15,000         |
| 2024  | 0                                  | 15,000                     | 0                   | 0                  | 0                | 0                 | 15,000         |
| 2025  | 0                                  | 15,000                     | 0                   | 0                  | 0                | 0                 | 65,000         |
| 2026  | 278,400                            | 15,000                     | 4,155               | 249                | (66)             | 4,338             | 65,000         |
| 2027  | 1,549,331                          | 15,000                     | 23,124              | 1,387              | (368)            | 24,144            | 65,000         |
| 2028  | 3,151,018                          | 15,000                     | 47,029              | 2,822              | (748)            | 49,103            | 65,000         |
| 2029  | 3,499,454                          | 15,000                     | 52,229              | 3,134              | (830)            | 54,533            | 65,000         |
| 2030  | 3,709,421                          | 15,000                     | 55,363              | 3,322              | (880)            | 57,805            | 65,000         |
| 2031  | 3,709,421                          | 15,000                     | 55,363              | 3,322              | (880)            | 57,805            | 65,000         |
| 2032  | 3,931,986                          | 15,000                     | 58,685              | 3,521              | (933)            | 61,273            | 65,000         |
| 2033  | 3,931,986                          | 15,000                     | 58,685              | 3,521              | (933)            | 61,273            | 65,000         |
| 2034  | 4,167,906                          | 15,000                     | 62,206              | 3,732              | (989)            | 64,949            | 65,000         |
| 2035  | 4,167,906                          | 15,000                     | 62,206              | 3,732              | (989)            | 64,949            | 65,000         |
| 2036  | 4,417,980                          | 15,000                     | 65,938              | 3,956              | (1,048)          | 68,846            | 65,000         |
| 2037  | 4,417,980                          | 15,000                     | 65,938              | 3,956              | (1,048)          | 68,846            | 65,000         |
| 2038  | 4,683,059                          | 15,000                     | 69,895              | 4,194              | (1,111)          | 72,977            | 65,000         |
| 2039  | 4,683,059                          | 15,000                     | 69,895              | 4,194              | (1,111)          | 72,977            | 65,000         |
| 2040  | 4,964,042                          | 15,000                     | 74,088              | 4,445              | (1,178)          | 77,356            | 65,000         |
| 2041  | 4,964,042                          | 15,000                     | 74,088              | 4,445              | (1,178)          | 77,356            | 65,000         |
| 2042  | 5,261,885                          | 15,000                     | 78,534              | 4,712              | (1,249)          | 81,997            | 65,000         |
| 2043  | 5,261,885                          | 15,000                     | 78,534              | 4,712              | (1,249)          | 81,997            | 65,000         |
| 2044  | 5,577,598                          | 15,000                     | 83,246              | 4,995              | (1,324)          | 86,917            | 65,000         |
| 2045  | 5,577,598                          | 15,000                     | 83,246              | 4,995              | (1,324)          | 86,917            | 65,000         |
| 2046  | 5,912,254                          | 15,000                     | 88,240              | 5,294              | (1,403)          | 92,132            | 65,000         |
| 2047  | 5,912,254                          | 15,000                     | 88,240              | 5,294              | (1,403)          | 92,132            | 65,000         |
| 2048  | 6,266,989                          | 15,000                     | 93,535              | 5,612              | (1,487)          | 97,660            | 65,000         |
| 2049  | 6,266,989                          | 15,000                     | 93,535              | 5,612              | (1,487)          | 97,660            | 65,000         |
| 2050  | 6,643,008                          | 15,000                     | 99,147              | 5,949              | (1,576)          | 103,519           | 65,000         |
| 2051  | 6,643,008                          | 15,000                     | 99,147              | 5,949              | (1,576)          | 103,519           | 65,000         |
| 2052  | 7,041,589                          | 15,000                     | 105,096             | 6,306              | (1,671)          | 109,730           | 65,000         |
| 2053  | 7,041,589                          | 15,000                     | 105,096             | 6,306              | (1,671)          | 109,730           | 65,000         |
| 2054  | 7,464,084                          | 15,000                     | 111,401             | 6,684              | (1,771)          | 116,314           | 65,000         |
| 2055  | 7,464,084                          | 15,000                     | 111,401             | 6,684              | (1,771)          | 116,314           | 65,000         |
| 2056  | 7,911,929                          | 15,000                     | 118,086             | 7,085              | (1,878)          | 123,293           | 65,000         |
| 2057  | 7,911,929                          | 15,000                     | 118,086             | 7,085              | (1,878)          | 123,293           | 65,000         |
| 2058  | 8,386,645                          | 15,000                     | 125,171             | 7,510              | (1,990)          | 130,691           | 65,000         |
| 2059  | 8,386,645                          | 15,000                     | 125,171             | 7,510              | (1,990)          | 130,691           | 65,000         |
| 2060  | 8,889,844                          | 15,000                     | 132,681             | 7,961              | (2,110)          | 138,532           | 65,000         |
| 2061  | 8,889,844                          | 15,000                     | 132,681             | 7,961              | (2,110)          | 138,532           | 65,000         |
| 2062  | 9,423,234                          | 15,000                     | 140,642             | 8,439              | (2,236)          | 146,844           | 65,000         |
| 2063  | 9,423,234                          | 15,000                     | 140,642             | 8,439              | (2,236)          | 146,844           | 65,000         |
| 2064  | 9,988,629                          | 15,000                     | 149,080             | 8,945              | (2,370)          | 155,655           | 65,000         |
| Total |                                    |                            | 3,399,523           | 203,971            | (54,052)         | 3,549,442         |                |

**SOURCES AND USES OF FUNDS**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2024  
50.000 (target) Mills  
Non-Rated, 100x, 2054 Final Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2024 |
| Delivery Date | 12/01/2024 |

**Sources:**

|                |              |
|----------------|--------------|
| <hr/>          |              |
| Bond Proceeds: |              |
| Par Amount     | 3,615,000.00 |
|                | <hr/>        |
|                | 3,615,000.00 |
|                | <hr/> <hr/>  |

**Uses:**

|                           |                   |
|---------------------------|-------------------|
| <hr/>                     |                   |
| Project Fund Deposits:    |                   |
| Project Fund              | 2,418,731.25      |
| Other Fund Deposits:      |                   |
| Capitalized Interest Fund | 542,250.00        |
| Debt Service Reserve Fund | <u>331,718.75</u> |
|                           | 873,968.75        |
| Cost of Issuance:         |                   |
| Other Cost of Issuance    | 250,000.00        |
| Delivery Date Expenses:   |                   |
| Underwriter's Discount    | 72,300.00         |
|                           | <hr/>             |
|                           | 3,615,000.00      |
|                           | <hr/> <hr/>       |

## BOND SUMMARY STATISTICS

### EAGLEVIEW METROPOLITAN DISTRICT EL PASO COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2024 50.000 (target) Mills

**Non-Rated, 100x, 2054 Final Maturity**  
**SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

|                                   |               |
|-----------------------------------|---------------|
| Dated Date                        | 12/01/2024    |
| Delivery Date                     | 12/01/2024    |
| First Coupon                      | 06/01/2025    |
| Last Maturity                     | 12/01/2054    |
|                                   |               |
| Arbitrage Yield                   | 5.000000%     |
| True Interest Cost (TIC)          | 5.148678%     |
| Net Interest Cost (NIC)           | 5.000000%     |
| All-In TIC                        | 5.698828%     |
| Average Coupon                    | 5.000000%     |
|                                   |               |
| Average Life (years)              | 24.046        |
| Weighted Average Maturity (years) | 24.046        |
| Duration of Issue (years)         | 13.875        |
|                                   |               |
| Par Amount                        | 3,615,000.00  |
| Bond Proceeds                     | 3,615,000.00  |
| Total Interest                    | 4,346,250.00  |
| Net Interest                      | 4,418,550.00  |
| Bond Years from Dated Date        | 86,925,000.00 |
| Bond Years from Delivery Date     | 86,925,000.00 |
| Total Debt Service                | 7,961,250.00  |
| Maximum Annual Debt Service       | 714,000.00    |
| Average Annual Debt Service       | 265,375.00    |
|                                   |               |
| 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 2054 | 3,615,000.00 | 100.000 | 5.000%         | 24.046       | 12/17/2048            | 5,603.25          |
|                    | 3,615,000.00 |         |                | 24.046       |                       | 5,603.25          |

|                            | TIC                 | All-In TIC          | Arbitrage Yield     |
|----------------------------|---------------------|---------------------|---------------------|
| Par Value                  | 3,615,000.00        | 3,615,000.00        | 3,615,000.00        |
| + Accrued Interest         |                     |                     |                     |
| + Premium (Discount)       |                     |                     |                     |
| - Underwriter's Discount   | -72,300.00          | -72,300.00          |                     |
| - Cost of Issuance Expense |                     | -250,000.00         |                     |
| - Other Amounts            |                     |                     |                     |
| <b>Target Value</b>        | <b>3,542,700.00</b> | <b>3,292,700.00</b> | <b>3,615,000.00</b> |
| Target Date                | 12/01/2024          | 12/01/2024          | 12/01/2024          |
| Yield                      | 5.148678%           | 5.698828%           | 5.000000%           |

**BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT**  
**EL PASO COUNTY, COLORADO**  
**GENERAL OBLIGATION BONDS, SERIES 2024**  
**50.000 (target) Mills**  
**Non-Rated, 100x, 2054 Final Maturity**  
**SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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Dated Date 12/01/2024  
Delivery Date 12/01/2024

| Period Ending | Principal    | Coupon | Interest     | Debt Service | Annual Debt Service |
|---------------|--------------|--------|--------------|--------------|---------------------|
| 06/01/2025    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2025    |              |        | 90,375.00    | 90,375.00    | 180,750.00          |
| 06/01/2026    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2026    |              |        | 90,375.00    | 90,375.00    | 180,750.00          |
| 06/01/2027    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2027    |              |        | 90,375.00    | 90,375.00    | 180,750.00          |
| 06/01/2028    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2028    |              |        | 90,375.00    | 90,375.00    | 180,750.00          |
| 06/01/2029    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2029    |              |        | 90,375.00    | 90,375.00    | 180,750.00          |
| 06/01/2030    |              |        | 90,375.00    | 90,375.00    |                     |
| 12/01/2030    | 5,000.00     | 5.000% | 90,375.00    | 95,375.00    | 185,750.00          |
| 06/01/2031    |              |        | 90,250.00    | 90,250.00    |                     |
| 12/01/2031    | 5,000.00     | 5.000% | 90,250.00    | 95,250.00    | 185,500.00          |
| 06/01/2032    |              |        | 90,125.00    | 90,125.00    |                     |
| 12/01/2032    | 15,000.00    | 5.000% | 90,125.00    | 105,125.00   | 195,250.00          |
| 06/01/2033    |              |        | 89,750.00    | 89,750.00    |                     |
| 12/01/2033    | 20,000.00    | 5.000% | 89,750.00    | 109,750.00   | 199,500.00          |
| 06/01/2034    |              |        | 89,250.00    | 89,250.00    |                     |
| 12/01/2034    | 30,000.00    | 5.000% | 89,250.00    | 119,250.00   | 208,500.00          |
| 06/01/2035    |              |        | 88,500.00    | 88,500.00    |                     |
| 12/01/2035    | 35,000.00    | 5.000% | 88,500.00    | 123,500.00   | 212,000.00          |
| 06/01/2036    |              |        | 87,625.00    | 87,625.00    |                     |
| 12/01/2036    | 50,000.00    | 5.000% | 87,625.00    | 137,625.00   | 225,250.00          |
| 06/01/2037    |              |        | 86,375.00    | 86,375.00    |                     |
| 12/01/2037    | 50,000.00    | 5.000% | 86,375.00    | 136,375.00   | 222,750.00          |
| 06/01/2038    |              |        | 85,125.00    | 85,125.00    |                     |
| 12/01/2038    | 65,000.00    | 5.000% | 85,125.00    | 150,125.00   | 235,250.00          |
| 06/01/2039    |              |        | 83,500.00    | 83,500.00    |                     |
| 12/01/2039    | 70,000.00    | 5.000% | 83,500.00    | 153,500.00   | 237,000.00          |
| 06/01/2040    |              |        | 81,750.00    | 81,750.00    |                     |
| 12/01/2040    | 90,000.00    | 5.000% | 81,750.00    | 171,750.00   | 253,500.00          |
| 06/01/2041    |              |        | 79,500.00    | 79,500.00    |                     |
| 12/01/2041    | 90,000.00    | 5.000% | 79,500.00    | 169,500.00   | 249,000.00          |
| 06/01/2042    |              |        | 77,250.00    | 77,250.00    |                     |
| 12/01/2042    | 110,000.00   | 5.000% | 77,250.00    | 187,250.00   | 264,500.00          |
| 06/01/2043    |              |        | 74,500.00    | 74,500.00    |                     |
| 12/01/2043    | 120,000.00   | 5.000% | 74,500.00    | 194,500.00   | 269,000.00          |
| 06/01/2044    |              |        | 71,500.00    | 71,500.00    |                     |
| 12/01/2044    | 140,000.00   | 5.000% | 71,500.00    | 211,500.00   | 283,000.00          |
| 06/01/2045    |              |        | 68,000.00    | 68,000.00    |                     |
| 12/01/2045    | 145,000.00   | 5.000% | 68,000.00    | 213,000.00   | 281,000.00          |
| 06/01/2046    |              |        | 64,375.00    | 64,375.00    |                     |
| 12/01/2046    | 170,000.00   | 5.000% | 64,375.00    | 234,375.00   | 298,750.00          |
| 06/01/2047    |              |        | 60,125.00    | 60,125.00    |                     |
| 12/01/2047    | 180,000.00   | 5.000% | 60,125.00    | 240,125.00   | 300,250.00          |
| 06/01/2048    |              |        | 55,625.00    | 55,625.00    |                     |
| 12/01/2048    | 210,000.00   | 5.000% | 55,625.00    | 265,625.00   | 321,250.00          |
| 06/01/2049    |              |        | 50,375.00    | 50,375.00    |                     |
| 12/01/2049    | 220,000.00   | 5.000% | 50,375.00    | 270,375.00   | 320,750.00          |
| 06/01/2050    |              |        | 44,875.00    | 44,875.00    |                     |
| 12/01/2050    | 250,000.00   | 5.000% | 44,875.00    | 294,875.00   | 339,750.00          |
| 06/01/2051    |              |        | 38,625.00    | 38,625.00    |                     |
| 12/01/2051    | 260,000.00   | 5.000% | 38,625.00    | 298,625.00   | 337,250.00          |
| 06/01/2052    |              |        | 32,125.00    | 32,125.00    |                     |
| 12/01/2052    | 295,000.00   | 5.000% | 32,125.00    | 327,125.00   | 359,250.00          |
| 06/01/2053    |              |        | 24,750.00    | 24,750.00    |                     |
| 12/01/2053    | 310,000.00   | 5.000% | 24,750.00    | 334,750.00   | 359,500.00          |
| 06/01/2054    |              |        | 17,000.00    | 17,000.00    |                     |
| 12/01/2054    | 680,000.00   | 5.000% | 17,000.00    | 697,000.00   | 714,000.00          |
|               | 3,615,000.00 |        | 4,346,250.00 | 7,961,250.00 | 7,961,250.00        |

**NET DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2024  
50.000 (target) Mills**

**Non-Rated, 100x, 2054 Final Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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| <b>Period Ending</b> | <b>Principal</b> | <b>Interest</b> | <b>Total Debt Service</b> | <b>Debt Service Reserve Fund</b> | <b>Capitalized Interest Fund</b> | <b>Net Debt Service</b> |
|----------------------|------------------|-----------------|---------------------------|----------------------------------|----------------------------------|-------------------------|
| 12/01/2025           |                  | 180,750.00      | 180,750.00                |                                  | 180,750.00                       |                         |
| 12/01/2026           |                  | 180,750.00      | 180,750.00                |                                  | 180,750.00                       |                         |
| 12/01/2027           |                  | 180,750.00      | 180,750.00                |                                  | 180,750.00                       |                         |
| 12/01/2028           |                  | 180,750.00      | 180,750.00                |                                  |                                  | 180,750.00              |
| 12/01/2029           |                  | 180,750.00      | 180,750.00                |                                  |                                  | 180,750.00              |
| 12/01/2030           | 5,000.00         | 180,750.00      | 185,750.00                |                                  |                                  | 185,750.00              |
| 12/01/2031           | 5,000.00         | 180,500.00      | 185,500.00                |                                  |                                  | 185,500.00              |
| 12/01/2032           | 15,000.00        | 180,250.00      | 195,250.00                |                                  |                                  | 195,250.00              |
| 12/01/2033           | 20,000.00        | 179,500.00      | 199,500.00                |                                  |                                  | 199,500.00              |
| 12/01/2034           | 30,000.00        | 178,500.00      | 208,500.00                |                                  |                                  | 208,500.00              |
| 12/01/2035           | 35,000.00        | 177,000.00      | 212,000.00                |                                  |                                  | 212,000.00              |
| 12/01/2036           | 50,000.00        | 175,250.00      | 225,250.00                |                                  |                                  | 225,250.00              |
| 12/01/2037           | 50,000.00        | 172,750.00      | 222,750.00                |                                  |                                  | 222,750.00              |
| 12/01/2038           | 65,000.00        | 170,250.00      | 235,250.00                |                                  |                                  | 235,250.00              |
| 12/01/2039           | 70,000.00        | 167,000.00      | 237,000.00                |                                  |                                  | 237,000.00              |
| 12/01/2040           | 90,000.00        | 163,500.00      | 253,500.00                |                                  |                                  | 253,500.00              |
| 12/01/2041           | 90,000.00        | 159,000.00      | 249,000.00                |                                  |                                  | 249,000.00              |
| 12/01/2042           | 110,000.00       | 154,500.00      | 264,500.00                |                                  |                                  | 264,500.00              |
| 12/01/2043           | 120,000.00       | 149,000.00      | 269,000.00                |                                  |                                  | 269,000.00              |
| 12/01/2044           | 140,000.00       | 143,000.00      | 283,000.00                |                                  |                                  | 283,000.00              |
| 12/01/2045           | 145,000.00       | 136,000.00      | 281,000.00                |                                  |                                  | 281,000.00              |
| 12/01/2046           | 170,000.00       | 128,750.00      | 298,750.00                |                                  |                                  | 298,750.00              |
| 12/01/2047           | 180,000.00       | 120,250.00      | 300,250.00                |                                  |                                  | 300,250.00              |
| 12/01/2048           | 210,000.00       | 111,250.00      | 321,250.00                |                                  |                                  | 321,250.00              |
| 12/01/2049           | 220,000.00       | 100,750.00      | 320,750.00                |                                  |                                  | 320,750.00              |
| 12/01/2050           | 250,000.00       | 89,750.00       | 339,750.00                |                                  |                                  | 339,750.00              |
| 12/01/2051           | 260,000.00       | 77,250.00       | 337,250.00                |                                  |                                  | 337,250.00              |
| 12/01/2052           | 295,000.00       | 64,250.00       | 359,250.00                |                                  |                                  | 359,250.00              |
| 12/01/2053           | 310,000.00       | 49,500.00       | 359,500.00                |                                  |                                  | 359,500.00              |
| 12/01/2054           | 680,000.00       | 34,000.00       | 714,000.00                | 331,718.75                       |                                  | 382,281.25              |
|                      | 3,615,000.00     | 4,346,250.00    | 7,961,250.00              | 331,718.75                       | 542,250.00                       | 7,087,281.25            |

**BOND SOLUTION**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2024  
50.000 (target) Mills  
Non-Rated, 100x, 2054 Final Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Service Coverage |
|---------------|--------------------|-----------------------|--------------------------|------------------------|---------------------|-----------------|-----------------------|
| 12/01/2025    |                    | 180,750               | -180,750                 |                        |                     |                 |                       |
| 12/01/2026    |                    | 180,750               | -180,750                 |                        | 10,474              | 10,474          |                       |
| 12/01/2027    |                    | 180,750               | -180,750                 |                        | 76,548              | 76,548          |                       |
| 12/01/2028    |                    | 180,750               |                          | 180,750                | 159,817             | -20,933         | 88.42%                |
| 12/01/2029    |                    | 180,750               |                          | 180,750                | 177,932             | -2,818          | 98.44%                |
| 12/01/2030    | 5,000              | 185,750               |                          | 185,750                | 188,848             | 3,098           | 101.67%               |
| 12/01/2031    | 5,000              | 185,500               |                          | 185,500                | 188,848             | 3,348           | 101.80%               |
| 12/01/2032    | 15,000             | 195,250               |                          | 195,250                | 200,419             | 5,169           | 102.65%               |
| 12/01/2033    | 20,000             | 199,500               |                          | 199,500                | 200,419             | 919             | 100.46%               |
| 12/01/2034    | 30,000             | 208,500               |                          | 208,500                | 212,684             | 4,184           | 102.01%               |
| 12/01/2035    | 35,000             | 212,000               |                          | 212,000                | 212,684             | 684             | 100.32%               |
| 12/01/2036    | 50,000             | 225,250               |                          | 225,250                | 225,685             | 435             | 100.19%               |
| 12/01/2037    | 50,000             | 222,750               |                          | 222,750                | 225,685             | 2,935           | 101.32%               |
| 12/01/2038    | 65,000             | 235,250               |                          | 235,250                | 239,466             | 4,216           | 101.79%               |
| 12/01/2039    | 70,000             | 237,000               |                          | 237,000                | 239,466             | 2,466           | 101.04%               |
| 12/01/2040    | 90,000             | 253,500               |                          | 253,500                | 254,074             | 574             | 100.23%               |
| 12/01/2041    | 90,000             | 249,000               |                          | 249,000                | 254,074             | 5,074           | 102.04%               |
| 12/01/2042    | 110,000            | 264,500               |                          | 264,500                | 269,559             | 5,059           | 101.91%               |
| 12/01/2043    | 120,000            | 269,000               |                          | 269,000                | 269,559             | 559             | 100.21%               |
| 12/01/2044    | 140,000            | 283,000               |                          | 283,000                | 285,972             | 2,972           | 101.05%               |
| 12/01/2045    | 145,000            | 281,000               |                          | 281,000                | 285,972             | 4,972           | 101.77%               |
| 12/01/2046    | 170,000            | 298,750               |                          | 298,750                | 303,371             | 4,621           | 101.55%               |
| 12/01/2047    | 180,000            | 300,250               |                          | 300,250                | 303,371             | 3,121           | 101.04%               |
| 12/01/2048    | 210,000            | 321,250               |                          | 321,250                | 321,813             | 563             | 100.18%               |
| 12/01/2049    | 220,000            | 320,750               |                          | 320,750                | 321,813             | 1,063           | 100.33%               |
| 12/01/2050    | 250,000            | 339,750               |                          | 339,750                | 341,362             | 1,612           | 100.47%               |
| 12/01/2051    | 260,000            | 337,250               |                          | 337,250                | 341,362             | 4,112           | 101.22%               |
| 12/01/2052    | 295,000            | 359,250               |                          | 359,250                | 362,083             | 2,833           | 100.79%               |
| 12/01/2053    | 310,000            | 359,500               |                          | 359,500                | 362,083             | 2,583           | 100.72%               |
| 12/01/2054    | 680,000            | 714,000               | -331,719                 | 382,281                | 384,048             | 1,767           | 100.46%               |
|               | 3,615,000          | 7,961,250             | -873,969                 | 7,087,281              | 7,219,494           | 132,213         |                       |



**SOURCES AND USES OF FUNDS**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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Dated Date 12/01/2034  
Delivery Date 12/01/2034

**Sources:**

|                         |              |
|-------------------------|--------------|
| <hr/>                   |              |
| Bond Proceeds:          |              |
| Par Amount              | 5,395,000.00 |
| Other Sources of Funds: |              |
| Funds on Hand*          | 75,000.00    |
| SERIES 2024 - DSRF*     | 331,719.00   |
|                         | <hr/>        |
|                         | 406,719.00   |
|                         | <hr/>        |
|                         | 5,801,719.00 |
|                         | <hr/> <hr/>  |

**Uses:**

|                            |              |
|----------------------------|--------------|
| <hr/>                      |              |
| Project Fund Deposits:     |              |
| Project Fund               | 2,016,760.67 |
| Refunding Escrow Deposits: |              |
| Cash Deposit               | 3,540,000.00 |
| Other Fund Deposits:       |              |
| Capitalized Interest Fund  | 17,983.33    |
| Cost of Issuance:          |              |
| Cost of Issuance           | 200,000.00   |
| Delivery Date Expenses:    |              |
| Underwriter's Discount     | 26,975.00    |
|                            | <hr/>        |
|                            | 5,801,719.00 |
|                            | <hr/> <hr/>  |

[\*] Estimated balances (tbd).

## BOND SUMMARY STATISTICS

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

|                                   |                |
|-----------------------------------|----------------|
| Dated Date                        | 12/01/2034     |
| Delivery Date                     | 12/01/2034     |
| First Coupon                      | 06/01/2035     |
| Last Maturity                     | 12/01/2064     |
|                                   |                |
| Arbitrage Yield                   | 4.000000%      |
| True Interest Cost (TIC)          | 4.035095%      |
| Net Interest Cost (NIC)           | 4.000000%      |
| All-In TIC                        | 4.303207%      |
| Average Coupon                    | 4.000000%      |
|                                   |                |
| Average Life (years)              | 22.276         |
| Weighted Average Maturity (years) | 22.276         |
| Duration of Issue (years)         | 14.557         |
|                                   |                |
| Par Amount                        | 5,395,000.00   |
| Bond Proceeds                     | 5,395,000.00   |
| Total Interest                    | 4,807,200.00   |
| Net Interest                      | 4,834,175.00   |
| Bond Years from Dated Date        | 120,180,000.00 |
| Bond Years from Delivery Date     | 120,180,000.00 |
| Total Debt Service                | 10,202,200.00  |
| Maximum Annual Debt Service       | 514,800.00     |
| Average Annual Debt Service       | 340,073.33     |
|                                   |                |
| Underwriter's Fees (per \$1000)   |                |
| Average Takedown                  |                |
| Other Fee                         | 5.000000       |
|                                   |                |
| Total Underwriter's Discount      | 5.000000       |
|                                   |                |
| Bid Price                         | 99.500000      |

| Bond Component     | Par Value    | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2064 | 5,395,000.00 | 100.000 | 4.000%         | 22.276       | 03/11/2057            | 9,387.30          |
|                    | 5,395,000.00 |         |                | 22.276       |                       | 9,387.30          |

|                            | TIC          | All-In TIC   | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value                  | 5,395,000.00 | 5,395,000.00 | 5,395,000.00    |
| + Accrued Interest         |              |              |                 |
| + Premium (Discount)       |              |              |                 |
| - Underwriter's Discount   | -26,975.00   | -26,975.00   |                 |
| - Cost of Issuance Expense |              | -200,000.00  |                 |
| - Other Amounts            |              |              |                 |
| <b>Target Value</b>        | 5,368,025.00 | 5,168,025.00 | 5,395,000.00    |
| Target Date                | 12/01/2034   | 12/01/2034   | 12/01/2034      |
| Yield                      | 4.035095%    | 4.303207%    | 4.000000%       |

**BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

Dated Date 12/01/2034  
Delivery Date 12/01/2034

| Period Ending | Principal    | Coupon | Interest     | Debt Service  | Annual Debt Service |
|---------------|--------------|--------|--------------|---------------|---------------------|
| 06/01/2035    |              |        | 107,900.00   | 107,900.00    |                     |
| 12/01/2035    |              |        | 107,900.00   | 107,900.00    | 215,800.00          |
| 06/01/2036    |              |        | 107,900.00   | 107,900.00    |                     |
| 12/01/2036    | 5,000.00     | 4.000% | 107,900.00   | 112,900.00    | 220,800.00          |
| 06/01/2037    |              |        | 107,800.00   | 107,800.00    |                     |
| 12/01/2037    | 10,000.00    | 4.000% | 107,800.00   | 117,800.00    | 225,600.00          |
| 06/01/2038    |              |        | 107,600.00   | 107,600.00    |                     |
| 12/01/2038    | 20,000.00    | 4.000% | 107,600.00   | 127,600.00    | 235,200.00          |
| 06/01/2039    |              |        | 107,200.00   | 107,200.00    |                     |
| 12/01/2039    | 25,000.00    | 4.000% | 107,200.00   | 132,200.00    | 239,400.00          |
| 06/01/2040    |              |        | 106,700.00   | 106,700.00    |                     |
| 12/01/2040    | 40,000.00    | 4.000% | 106,700.00   | 146,700.00    | 253,400.00          |
| 06/01/2041    |              |        | 105,900.00   | 105,900.00    |                     |
| 12/01/2041    | 40,000.00    | 4.000% | 105,900.00   | 145,900.00    | 251,800.00          |
| 06/01/2042    |              |        | 105,100.00   | 105,100.00    |                     |
| 12/01/2042    | 55,000.00    | 4.000% | 105,100.00   | 160,100.00    | 265,200.00          |
| 06/01/2043    |              |        | 104,000.00   | 104,000.00    |                     |
| 12/01/2043    | 60,000.00    | 4.000% | 104,000.00   | 164,000.00    | 268,000.00          |
| 06/01/2044    |              |        | 102,800.00   | 102,800.00    |                     |
| 12/01/2044    | 80,000.00    | 4.000% | 102,800.00   | 182,800.00    | 285,600.00          |
| 06/01/2045    |              |        | 101,200.00   | 101,200.00    |                     |
| 12/01/2045    | 80,000.00    | 4.000% | 101,200.00   | 181,200.00    | 282,400.00          |
| 06/01/2046    |              |        | 99,600.00    | 99,600.00     |                     |
| 12/01/2046    | 100,000.00   | 4.000% | 99,600.00    | 199,600.00    | 299,200.00          |
| 06/01/2047    |              |        | 97,600.00    | 97,600.00     |                     |
| 12/01/2047    | 105,000.00   | 4.000% | 97,600.00    | 202,600.00    | 300,200.00          |
| 06/01/2048    |              |        | 95,500.00    | 95,500.00     |                     |
| 12/01/2048    | 130,000.00   | 4.000% | 95,500.00    | 225,500.00    | 321,000.00          |
| 06/01/2049    |              |        | 92,900.00    | 92,900.00     |                     |
| 12/01/2049    | 135,000.00   | 4.000% | 92,900.00    | 227,900.00    | 320,800.00          |
| 06/01/2050    |              |        | 90,200.00    | 90,200.00     |                     |
| 12/01/2050    | 160,000.00   | 4.000% | 90,200.00    | 250,200.00    | 340,400.00          |
| 06/01/2051    |              |        | 87,000.00    | 87,000.00     |                     |
| 12/01/2051    | 165,000.00   | 4.000% | 87,000.00    | 252,000.00    | 339,000.00          |
| 06/01/2052    |              |        | 83,700.00    | 83,700.00     |                     |
| 12/01/2052    | 190,000.00   | 4.000% | 83,700.00    | 273,700.00    | 357,400.00          |
| 06/01/2053    |              |        | 79,900.00    | 79,900.00     |                     |
| 12/01/2053    | 200,000.00   | 4.000% | 79,900.00    | 279,900.00    | 359,800.00          |
| 06/01/2054    |              |        | 75,900.00    | 75,900.00     |                     |
| 12/01/2054    | 230,000.00   | 4.000% | 75,900.00    | 305,900.00    | 381,800.00          |
| 06/01/2055    |              |        | 71,300.00    | 71,300.00     |                     |
| 12/01/2055    | 240,000.00   | 4.000% | 71,300.00    | 311,300.00    | 382,600.00          |
| 06/01/2056    |              |        | 66,500.00    | 66,500.00     |                     |
| 12/01/2056    | 270,000.00   | 4.000% | 66,500.00    | 336,500.00    | 403,000.00          |
| 06/01/2057    |              |        | 61,100.00    | 61,100.00     |                     |
| 12/01/2057    | 280,000.00   | 4.000% | 61,100.00    | 341,100.00    | 402,200.00          |
| 06/01/2058    |              |        | 55,500.00    | 55,500.00     |                     |
| 12/01/2058    | 320,000.00   | 4.000% | 55,500.00    | 375,500.00    | 431,000.00          |
| 06/01/2059    |              |        | 49,100.00    | 49,100.00     |                     |
| 12/01/2059    | 330,000.00   | 4.000% | 49,100.00    | 379,100.00    | 428,200.00          |
| 06/01/2060    |              |        | 42,500.00    | 42,500.00     |                     |
| 12/01/2060    | 370,000.00   | 4.000% | 42,500.00    | 412,500.00    | 455,000.00          |
| 06/01/2061    |              |        | 35,100.00    | 35,100.00     |                     |
| 12/01/2061    | 385,000.00   | 4.000% | 35,100.00    | 420,100.00    | 455,200.00          |
| 06/01/2062    |              |        | 27,400.00    | 27,400.00     |                     |
| 12/01/2062    | 430,000.00   | 4.000% | 27,400.00    | 457,400.00    | 484,800.00          |
| 06/01/2063    |              |        | 18,800.00    | 18,800.00     |                     |
| 12/01/2063    | 445,000.00   | 4.000% | 18,800.00    | 463,800.00    | 482,600.00          |
| 06/01/2064    |              |        | 9,900.00     | 9,900.00      |                     |
| 12/01/2064    | 495,000.00   | 4.000% | 9,900.00     | 504,900.00    | 514,800.00          |
|               | 5,395,000.00 |        | 4,807,200.00 | 10,202,200.00 | 10,202,200.00       |

**NET DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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| <b>Period<br/>Ending</b> | <b>Principal</b>    | <b>Interest</b>     | <b>Total<br/>Debt Service</b> | <b>Capitalized<br/>Interest Fund</b> | <b>Net<br/>Debt Service</b> |
|--------------------------|---------------------|---------------------|-------------------------------|--------------------------------------|-----------------------------|
| 12/01/2035               |                     | 215,800.00          | 215,800.00                    | 17,983.33                            | 197,816.67                  |
| 12/01/2036               | 5,000.00            | 215,800.00          | 220,800.00                    |                                      | 220,800.00                  |
| 12/01/2037               | 10,000.00           | 215,600.00          | 225,600.00                    |                                      | 225,600.00                  |
| 12/01/2038               | 20,000.00           | 215,200.00          | 235,200.00                    |                                      | 235,200.00                  |
| 12/01/2039               | 25,000.00           | 214,400.00          | 239,400.00                    |                                      | 239,400.00                  |
| 12/01/2040               | 40,000.00           | 213,400.00          | 253,400.00                    |                                      | 253,400.00                  |
| 12/01/2041               | 40,000.00           | 211,800.00          | 251,800.00                    |                                      | 251,800.00                  |
| 12/01/2042               | 55,000.00           | 210,200.00          | 265,200.00                    |                                      | 265,200.00                  |
| 12/01/2043               | 60,000.00           | 208,000.00          | 268,000.00                    |                                      | 268,000.00                  |
| 12/01/2044               | 80,000.00           | 205,600.00          | 285,600.00                    |                                      | 285,600.00                  |
| 12/01/2045               | 80,000.00           | 202,400.00          | 282,400.00                    |                                      | 282,400.00                  |
| 12/01/2046               | 100,000.00          | 199,200.00          | 299,200.00                    |                                      | 299,200.00                  |
| 12/01/2047               | 105,000.00          | 195,200.00          | 300,200.00                    |                                      | 300,200.00                  |
| 12/01/2048               | 130,000.00          | 191,000.00          | 321,000.00                    |                                      | 321,000.00                  |
| 12/01/2049               | 135,000.00          | 185,800.00          | 320,800.00                    |                                      | 320,800.00                  |
| 12/01/2050               | 160,000.00          | 180,400.00          | 340,400.00                    |                                      | 340,400.00                  |
| 12/01/2051               | 165,000.00          | 174,000.00          | 339,000.00                    |                                      | 339,000.00                  |
| 12/01/2052               | 190,000.00          | 167,400.00          | 357,400.00                    |                                      | 357,400.00                  |
| 12/01/2053               | 200,000.00          | 159,800.00          | 359,800.00                    |                                      | 359,800.00                  |
| 12/01/2054               | 230,000.00          | 151,800.00          | 381,800.00                    |                                      | 381,800.00                  |
| 12/01/2055               | 240,000.00          | 142,600.00          | 382,600.00                    |                                      | 382,600.00                  |
| 12/01/2056               | 270,000.00          | 133,000.00          | 403,000.00                    |                                      | 403,000.00                  |
| 12/01/2057               | 280,000.00          | 122,200.00          | 402,200.00                    |                                      | 402,200.00                  |
| 12/01/2058               | 320,000.00          | 111,000.00          | 431,000.00                    |                                      | 431,000.00                  |
| 12/01/2059               | 330,000.00          | 98,200.00           | 428,200.00                    |                                      | 428,200.00                  |
| 12/01/2060               | 370,000.00          | 85,000.00           | 455,000.00                    |                                      | 455,000.00                  |
| 12/01/2061               | 385,000.00          | 70,200.00           | 455,200.00                    |                                      | 455,200.00                  |
| 12/01/2062               | 430,000.00          | 54,800.00           | 484,800.00                    |                                      | 484,800.00                  |
| 12/01/2063               | 445,000.00          | 37,600.00           | 482,600.00                    |                                      | 482,600.00                  |
| 12/01/2064               | 495,000.00          | 19,800.00           | 514,800.00                    |                                      | 514,800.00                  |
|                          | <b>5,395,000.00</b> | <b>4,807,200.00</b> | <b>10,202,200.00</b>          | <b>17,983.33</b>                     | <b>10,184,216.67</b>        |

**SUMMARY OF BONDS REFUNDED**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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| Bond  | Maturity Date | Interest Rate | Par Amount   | Call Date  | Call Price |
|---|---------------|---------------|--------------|------------|------------|
| 1/25/23: Ser 24 NR SP, 5.00%, 100x, 50.00mls, FG+6% BiRE: |               |               |              |            |            |
| TERM54  | 12/01/2035    | 5.000%        | 35,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2036    | 5.000%        | 50,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2037    | 5.000%        | 50,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2038    | 5.000%        | 65,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2039    | 5.000%        | 70,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2040    | 5.000%        | 90,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2041    | 5.000%        | 90,000.00    | 12/01/2034 | 100.000    |
|   | 12/01/2042    | 5.000%        | 110,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2043    | 5.000%        | 120,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2044    | 5.000%        | 140,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2045    | 5.000%        | 145,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2046    | 5.000%        | 170,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2047    | 5.000%        | 180,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2048    | 5.000%        | 210,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2049    | 5.000%        | 220,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2050    | 5.000%        | 250,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2051    | 5.000%        | 260,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2052    | 5.000%        | 295,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2053    | 5.000%        | 310,000.00   | 12/01/2034 | 100.000    |
|   | 12/01/2054    | 5.000%        | 680,000.00   | 12/01/2034 | 100.000    |
|   |               |               | 3,540,000.00 |            |            |

**ESCROW REQUIREMENTS**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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Dated Date                    12/01/2034  
Delivery Date                12/01/2034

| <b>Period<br/>Ending</b> | <b>Principal<br/>Redeemed</b> | <b>Total</b> |
|--------------------------|-------------------------------|--------------|
| 12/01/2034               | 3,540,000.00                  | 3,540,000.00 |
|                          | 3,540,000.00                  | 3,540,000.00 |

**PRIOR BOND DEBT SERVICE**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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| <b>Period Ending</b> | <b>Principal</b>    | <b>Coupon</b> | <b>Interest</b>     | <b>Debt Service</b> |
|----------------------|---------------------|---------------|---------------------|---------------------|
| 12/01/2035           | 35,000.00           | 5.000%        | 177,000.00          | 212,000.00          |
| 12/01/2036           | 50,000.00           | 5.000%        | 175,250.00          | 225,250.00          |
| 12/01/2037           | 50,000.00           | 5.000%        | 172,750.00          | 222,750.00          |
| 12/01/2038           | 65,000.00           | 5.000%        | 170,250.00          | 235,250.00          |
| 12/01/2039           | 70,000.00           | 5.000%        | 167,000.00          | 237,000.00          |
| 12/01/2040           | 90,000.00           | 5.000%        | 163,500.00          | 253,500.00          |
| 12/01/2041           | 90,000.00           | 5.000%        | 159,000.00          | 249,000.00          |
| 12/01/2042           | 110,000.00          | 5.000%        | 154,500.00          | 264,500.00          |
| 12/01/2043           | 120,000.00          | 5.000%        | 149,000.00          | 269,000.00          |
| 12/01/2044           | 140,000.00          | 5.000%        | 143,000.00          | 283,000.00          |
| 12/01/2045           | 145,000.00          | 5.000%        | 136,000.00          | 281,000.00          |
| 12/01/2046           | 170,000.00          | 5.000%        | 128,750.00          | 298,750.00          |
| 12/01/2047           | 180,000.00          | 5.000%        | 120,250.00          | 300,250.00          |
| 12/01/2048           | 210,000.00          | 5.000%        | 111,250.00          | 321,250.00          |
| 12/01/2049           | 220,000.00          | 5.000%        | 100,750.00          | 320,750.00          |
| 12/01/2050           | 250,000.00          | 5.000%        | 89,750.00           | 339,750.00          |
| 12/01/2051           | 260,000.00          | 5.000%        | 77,250.00           | 337,250.00          |
| 12/01/2052           | 295,000.00          | 5.000%        | 64,250.00           | 359,250.00          |
| 12/01/2053           | 310,000.00          | 5.000%        | 49,500.00           | 359,500.00          |
| 12/01/2054           | 680,000.00          | 5.000%        | 34,000.00           | 714,000.00          |
|                      | <b>3,540,000.00</b> |               | <b>2,543,000.00</b> | <b>6,083,000.00</b> |

**BOND SOLUTION**

**EAGLEVIEW METROPOLITAN DISTRICT  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2034  
Pay & Cancel of (proposed) Series 2024 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections**

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| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Service Coverage |
|---------------|--------------------|-----------------------|--------------------------|------------------------|---------------------|-----------------|-----------------------|
| 12/01/2035    |                    | 215,800               | -17,983                  | 197,817                | 212,684             | 14,868          | 107.52%               |
| 12/01/2036    | 5,000              | 220,800               |                          | 220,800                | 225,685             | 4,885           | 102.21%               |
| 12/01/2037    | 10,000             | 225,600               |                          | 225,600                | 225,685             | 85              | 100.04%               |
| 12/01/2038    | 20,000             | 235,200               |                          | 235,200                | 239,466             | 4,266           | 101.81%               |
| 12/01/2039    | 25,000             | 239,400               |                          | 239,400                | 239,466             | 66              | 100.03%               |
| 12/01/2040    | 40,000             | 253,400               |                          | 253,400                | 254,074             | 674             | 100.27%               |
| 12/01/2041    | 40,000             | 251,800               |                          | 251,800                | 254,074             | 2,274           | 100.90%               |
| 12/01/2042    | 55,000             | 265,200               |                          | 265,200                | 269,559             | 4,359           | 101.64%               |
| 12/01/2043    | 60,000             | 268,000               |                          | 268,000                | 269,559             | 1,559           | 100.58%               |
| 12/01/2044    | 80,000             | 285,600               |                          | 285,600                | 285,972             | 372             | 100.13%               |
| 12/01/2045    | 80,000             | 282,400               |                          | 282,400                | 285,972             | 3,572           | 101.26%               |
| 12/01/2046    | 100,000            | 299,200               |                          | 299,200                | 303,371             | 4,171           | 101.39%               |
| 12/01/2047    | 105,000            | 300,200               |                          | 300,200                | 303,371             | 3,171           | 101.06%               |
| 12/01/2048    | 130,000            | 321,000               |                          | 321,000                | 321,813             | 813             | 100.25%               |
| 12/01/2049    | 135,000            | 320,800               |                          | 320,800                | 321,813             | 1,013           | 100.32%               |
| 12/01/2050    | 160,000            | 340,400               |                          | 340,400                | 341,362             | 962             | 100.28%               |
| 12/01/2051    | 165,000            | 339,000               |                          | 339,000                | 341,362             | 2,362           | 100.70%               |
| 12/01/2052    | 190,000            | 357,400               |                          | 357,400                | 362,083             | 4,683           | 101.31%               |
| 12/01/2053    | 200,000            | 359,800               |                          | 359,800                | 362,083             | 2,283           | 100.63%               |
| 12/01/2054    | 230,000            | 381,800               |                          | 381,800                | 384,048             | 2,248           | 100.59%               |
| 12/01/2055    | 240,000            | 382,600               |                          | 382,600                | 384,048             | 1,448           | 100.38%               |
| 12/01/2056    | 270,000            | 403,000               |                          | 403,000                | 407,331             | 4,331           | 101.07%               |
| 12/01/2057    | 280,000            | 402,200               |                          | 402,200                | 407,331             | 5,131           | 101.28%               |
| 12/01/2058    | 320,000            | 431,000               |                          | 431,000                | 432,011             | 1,011           | 100.23%               |
| 12/01/2059    | 330,000            | 428,200               |                          | 428,200                | 432,011             | 3,811           | 100.89%               |
| 12/01/2060    | 370,000            | 455,000               |                          | 455,000                | 458,172             | 3,172           | 100.70%               |
| 12/01/2061    | 385,000            | 455,200               |                          | 455,200                | 458,172             | 2,972           | 100.65%               |
| 12/01/2062    | 430,000            | 484,800               |                          | 484,800                | 485,902             | 1,102           | 100.23%               |
| 12/01/2063    | 445,000            | 482,600               |                          | 482,600                | 485,902             | 3,302           | 100.68%               |
| 12/01/2064    | 495,000            | 514,800               |                          | 514,800                | 515,296             | 496             | 100.10%               |
|               | 5,395,000          | 10,202,200            | -17,983                  | 10,184,217             | 10,269,682          | 85,466          |                       |



**EXHIBIT E**

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

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

|                                                                                               |                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Name of District(s):                                                                       | Eagleview Metropolitan District                                                                                                                                                                                                                                                                                                                                          |
| 2. Report for Calendar Year:                                                                  | 2023                                                                                                                                                                                                                                                                                                                                                                     |
| 3. Contact Information                                                                        | c/o Icenogle Seaver Pogue, P.C.<br>4725 South Monaco Street, Suite 360<br>Denver, Colorado 80237<br>jivey@isp-law.com<br>(303) 867-3003<br>Facsimile: 303.292.9101                                                                                                                                                                                                       |
| 4. Meeting Information                                                                        | Regular meetings are held the _____ day in _____ (month) at _____ (location).<br><br>Posting place for notices of meetings in 2024 for purposes of § 24-6-402(2)(c), C.R.S., is as follows:                                                                                                                                                                              |
| 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 the District to provide the following facilities and services: water; sanitation; storm drainage; street improvements, transportation and safety protection; parks and recreation; mosquito control; fire protection; television relay and translation; covenant enforcement and design review; solid waste disposal; and security services. |
| 7. Active Purposes of the District(s)                                                         | The primary active purpose of the District is to finance the construction of a part or all of various public improvements necessary and appropriate for the development of the Eagleview Subdivision Project, including, but not limited to on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping.               |
| 8. Current Certified Mill Levies<br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total | (to be revised with actual mill levies after organization)                                                                                                                                                                                                                                                                                                               |

|                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).                                                                                                                                                                                | Not applicable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 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)<br><br>a. Debt Service<br>b. Operational<br>c. Other<br>d. Total | a. 50.0000 Mills (as may be adjusted)<br>b. 15.000 Mills (as may be adjusted)<br>c. 5.000 Mills (as may be adjusted)<br>d. 65.000 Mills (as may be adjusted) Max Combined Mill Levy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).                                                                                                                                                                                   | Assumptions:<br><br>\$200,000.00 is the total actual value of a typical single-family home as determined by El Paso County.<br><br>Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u> :<br><br>\$200,000 x .0695 = \$13,900 (Assessed Value)<br>\$13,900 x .060000 mills = <b>\$904 per year</b> in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.<br><br>A sample Metropolitan District Maximum Mill Levy Calculation for a <u>Commercial Property</u> has not been included as the District is comprised of residential development only. |
| 12. Current Outstanding Debt of the District (as of the end of year of this report)                                                                                                                                                                                                  | None.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 13. Total voter-authorized debt of the District (including current debt)                                                                                                                                                                                                             | At the organizational election of the District, voters authorized a maximum principal amount of debt of \$_____.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.                                                                                                                                                                                                  | The Financial Plan included within the District's Service Plan proposes a _____ debt issuance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 15. Major facilities/ infrastructure improvements initiated or completed in the prior year                                                                                                                                                                                           | The following major facilities or infrastructure improvements were initiated or completed in 2023: none                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 16. Summary of major property exclusion or inclusion activities in the past year.                                                                                                                                                                                                    | There were no inclusions or exclusions of property in 2023.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|  |  |
|--|--|
|  |  |
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Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, 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  
1675 W. Garden of the Gods Road, Suite 2201,  
Colorado Springs, CO 80907

**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor - 1675 W. Garden of the Gods Road, Suite 2300, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Suite 2100, Colorado Springs, CO 80907