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El Paso County, CO

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RESOLUTION NO. 23-295

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

RESOLUTION TO APPROVE A SPECIAL DISTRICT SERVICE PLAN
EAGLEVIEW METROPOLITAN DISTRICT

WHEREAS, PT Eagleview, LLC did file an application with the Planning and Community Development Department of El Paso County, pursuant to C.R.S. §32-1-204(2), for the review of a draft Service Plan for Eagleview Metropolitan District for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on July 20, 2023, upon which date the Planning Commission did by formal resolution recommend approval of the subject Service Plan with conditions and notations; and

WHEREAS, on August 1, 2023, the Board of County Commissioners ordered a public hearing to be held on the Service Plan on August 22, 2023; and

WHEREAS, notice of the hearing before the Board of County Commissioners was duly published in *The Colorado Springs Gazette* on August 2, 2023, as required by law; and

WHEREAS, notice of the hearing before the Board of County Commissioners was duly mailed by first class mail, on August 2, 2023, to interested persons, defined as: The owners of record of all property within the proposed Title 32 district as such owners of record are listed in the proposed Service Plan. On August 2, 2023, notice of the hearing before the Board of County Commissioners was duly mailed by first class mail to the governing body of any municipality or special district which has levied an ad valorem tax within the next preceding tax year, and which has boundaries within a radius of three (3) miles of the proposed district's boundaries; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board of County Commissioners held a public hearing on the Service Plan for the District on August 22, 2023; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the Master Plan for the unincorporated area of the County, study of the proposed Service Plan for Eagleview Metropolitan District, presentation, and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, and comments from all interested persons, and comments by the El Paso County Planning Commission during the hearing, this Board of County Commissioners finds as follows:

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

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners, State of Colorado, hereby determines that the requirements of C.R.S §32-1-203, relating to the approval of a Service Plan for the Eagleview Metropolitan District have been fulfilled in a timely manner; and

BE IT FURTHER RESOLVED the Board of County Commissioners hereby approves the Service Plan submitted for the Eagleview Metropolitan District, for property more particularly described in Exhibit A, which is attached hereto and incorporated by reference; and

AND BE IT FURTHER RESOLVED that the following conditions and notations shall be placed upon this approval:

CONDITIONS

1. As stated in the proposed Service Plan, the maximum combined mill levy shall not exceed 65 mills for any property within the Eagleview Metropolitan District, with no more than 50 mills devoted to residential debt service, no more than 15 mills devoted to operations and maintenance, no more than 5 mills for special purpose, all subject to Assessment Rate Adjustment, unless the District receives Board of County Commissioner approval to increase the maximum mill levy.
2. As stated in the attached Service Plan, the maximum authorized debt for the Eagleview Metropolitan District shall be limited to \$8,000,000.00 until and unless the District receives Board of County Commissioner approval to increase the maximum authorized debt.
3. Approval of the Service Plan for the Eagleview Metropolitan District includes the ability of the District to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after a showing that the use of eminent domain is necessary in order for the District to continue to provide service(s) within the District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.
4. The Eagleview Metropolitan District shall provide a disclosure form to future purchasers and or lessors of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent final plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.
5. The Eagleview Metropolitan District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners' right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(I).

6. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require Subdivision Improvement Agreements or Development Agreements and collateral of the developer to guarantee the construction of improvements.
7. Any future proposed development that creates a division of land less than 35 acres within the subject parcels will require approval of final plat(s), and such final plat(s) must be recorded prior to undertaking land disturbing activities, excluding pre-subdivision site grading stand-alone request.

NOTATIONS

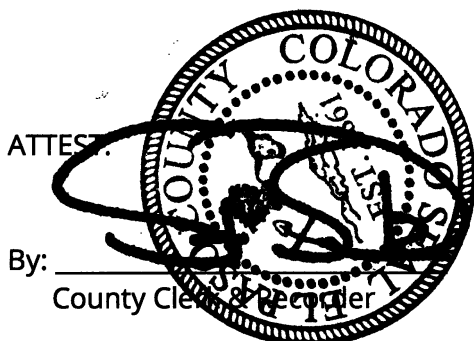
1. Approval of this Service Plan shall in no way be construed to infer a requirement or obligation of the Board of County Commissioners to approve any future land use requests within the boundaries of the District.
2. Any expansions, extensions, or construction of new facilities by the Eagleview Metropolitan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

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

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

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

DONE THIS 12th day of September 2023, at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

By: Carri Brenner
Chair

EXHIBIT A

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.

**EAGLEVIEW
METROPOLITAN DISTRICT**

EL PASO COUNTY, COLORADO

JUNE 2, 2023

SERVICE PLAN FOR
EAGLEVIEW
METROPOLITAN DISTRICT

Prepared by:

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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 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 Paso 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

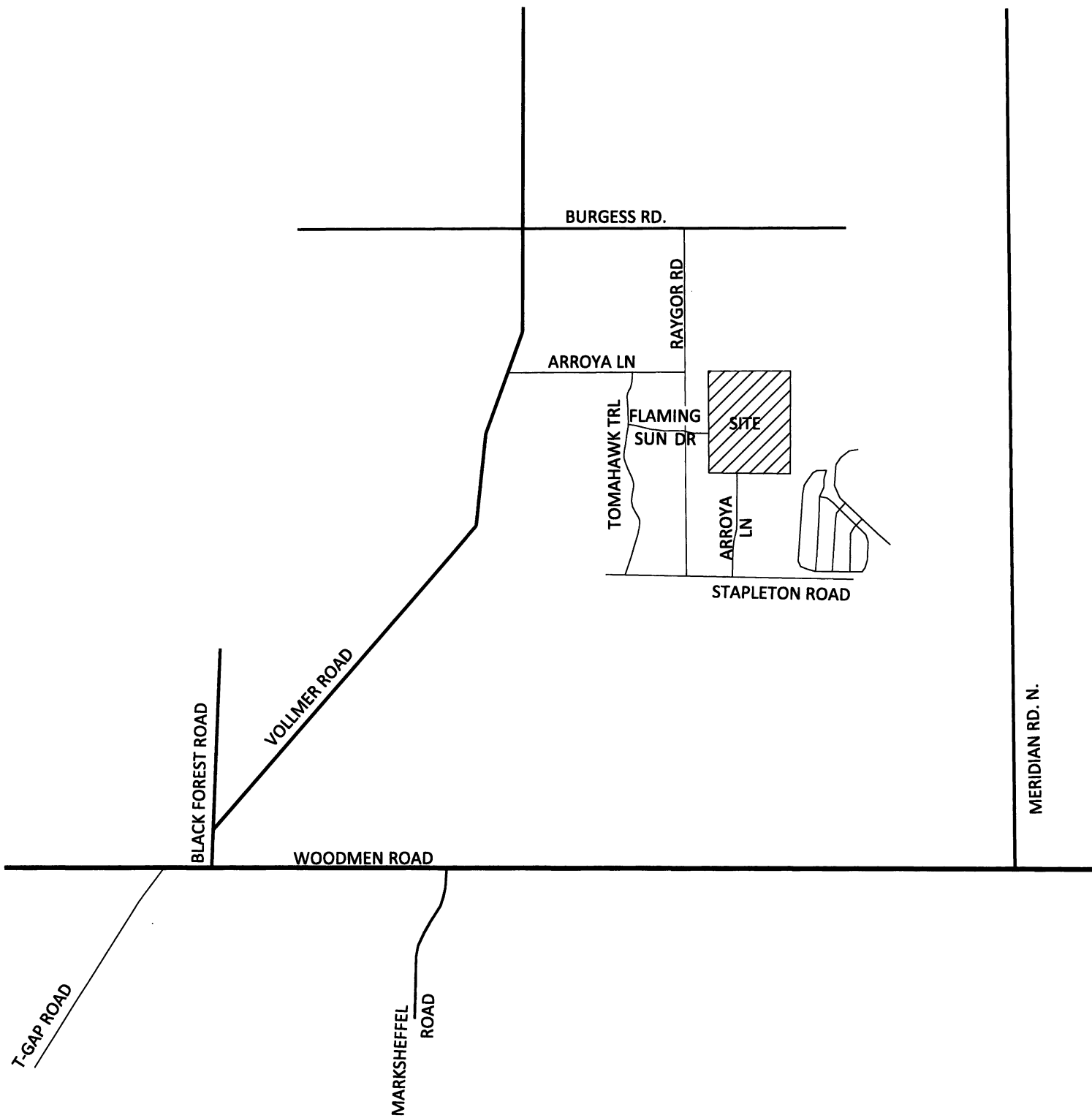
H. The creation of the proposed District is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

EXHIBIT A.1

VICINITY MAP



VICINITY MAP

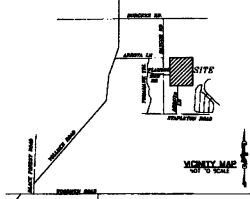


EXHIBIT A.2

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:

BEING 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:

BEING 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:

FLOODPLAIN CERTIFICATION:

ACCORDING TO THE FLOODPLAIN CERTIFICATION OF THE NATIONAL FLOOD INSURANCE PROGRAM, THE SURVEYED AREA IS NOT A FLOODPLAIN.

ADDRESS:
TOWNSHIP 12 SOUTH
RANGE 65 WEST

SURVEYOR'S CERTIFICATION:

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF COLORADO AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO SURVEYING ACT.



NOTES:

1. THE SURVEYED AREA IS NOT A FLOODPLAIN.

UNRECORDED LAND SURVEY PLAT DEPOSITING CERTIFICATE:

DEPOSITED AND FILED IN THE OFFICE OF THE COUNTY CLERK OF EL PASO COUNTY, COLORADO, ON THIS 17th DAY OF JUNE, 2021.

BY: [Signature]

NOTES:

1. ALL DISTANCES AND BEARINGS SHOWN WITHIN THIS SURVEY PLAT ARE BASED ON THE ASSUMPTION THAT THE SURVEYED AREA IS NOT A FLOODPLAIN.

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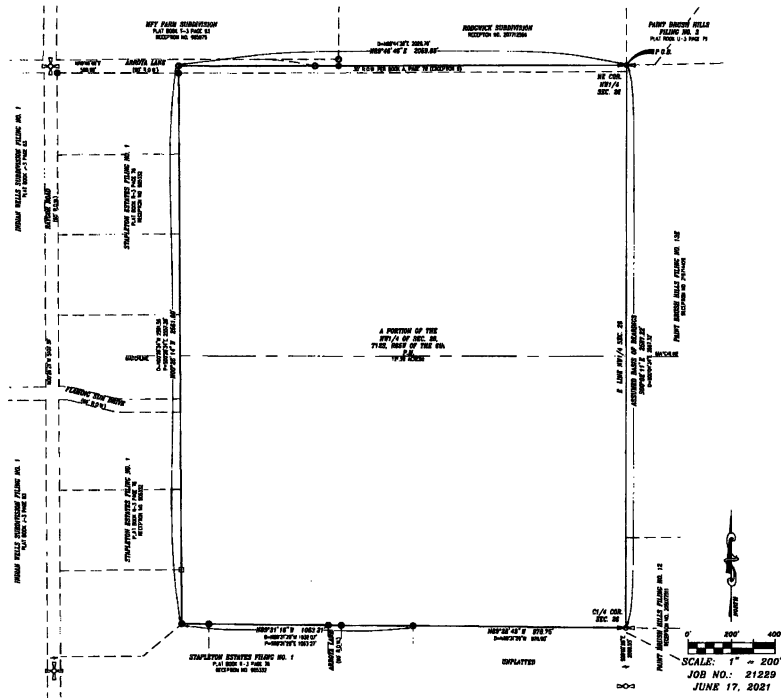
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LEGEND:

- 1. 5' x 5' NEAR AND ORANGE CAP STAMPED 'TOWNSHIP 12 SOUTH'
- 2. FOUND NEAR AND 1-1/2" ALUMINUM CAP STAMPED 'R. 65 WEST'
- 3. FOUND NEAR AND RED CAP STAMPED 'T. 12 SOUTH'
- 4. FOUND NEAR AND 2" ALUMINUM CAP STAMPED 'S. 26'
- 5. FOUND NEAR AND 2" CAP
- 6. FOUND NEAR AND 1-1/2" ALUMINUM CAP STAMPED 'COCS PL. 2017'
- 7. FOUND AS SHOWN (1/4 CORNER)
- 8. FOUND AS SHOWN (SECTION CORNER)

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

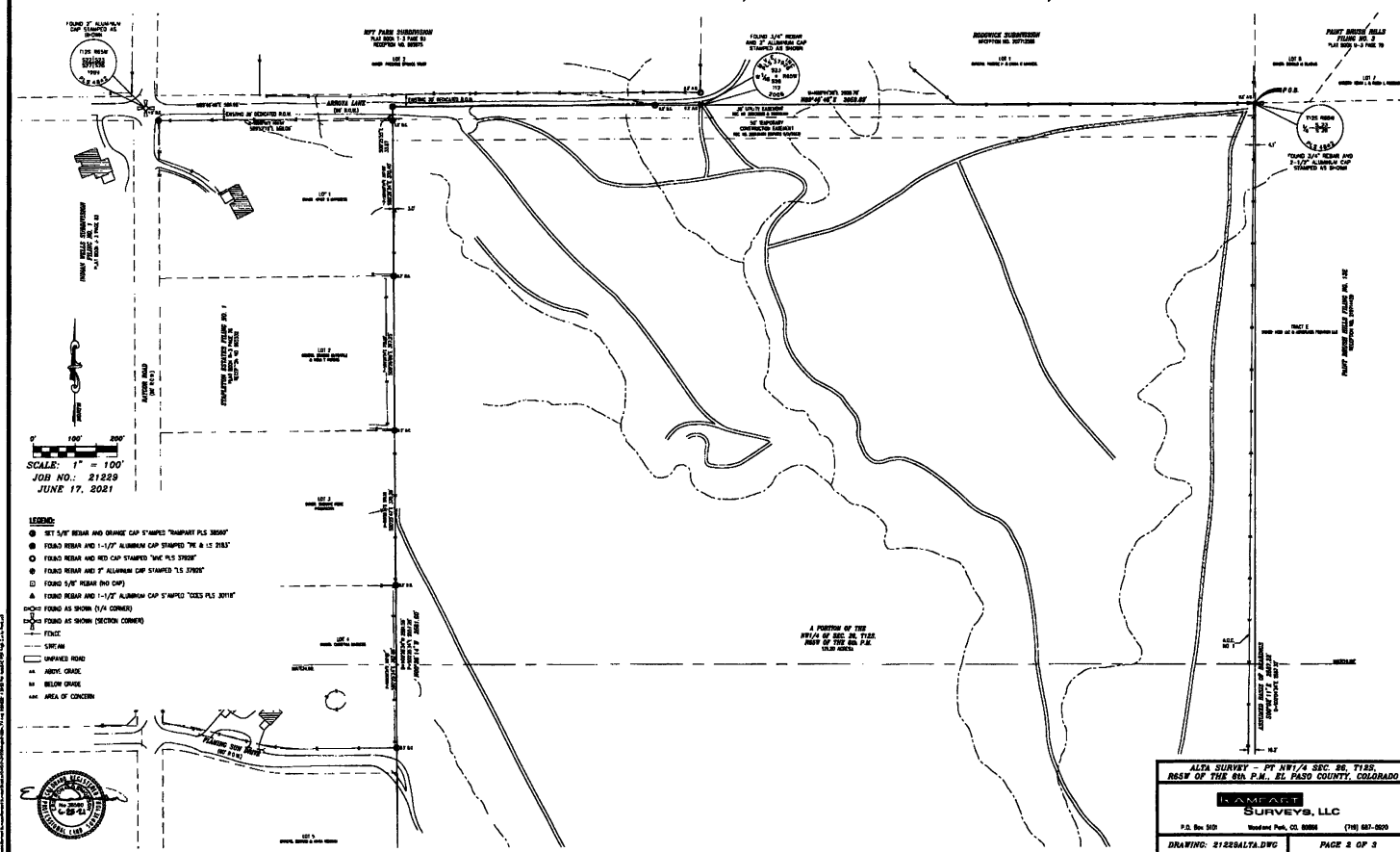
LANDMATE SURVEYS, LLC

P.O. Box 501, Grand Park, CO 80631 (719) 887-0800

DRAWING: 21228ALTA.DWG PAGE 1 OF 3

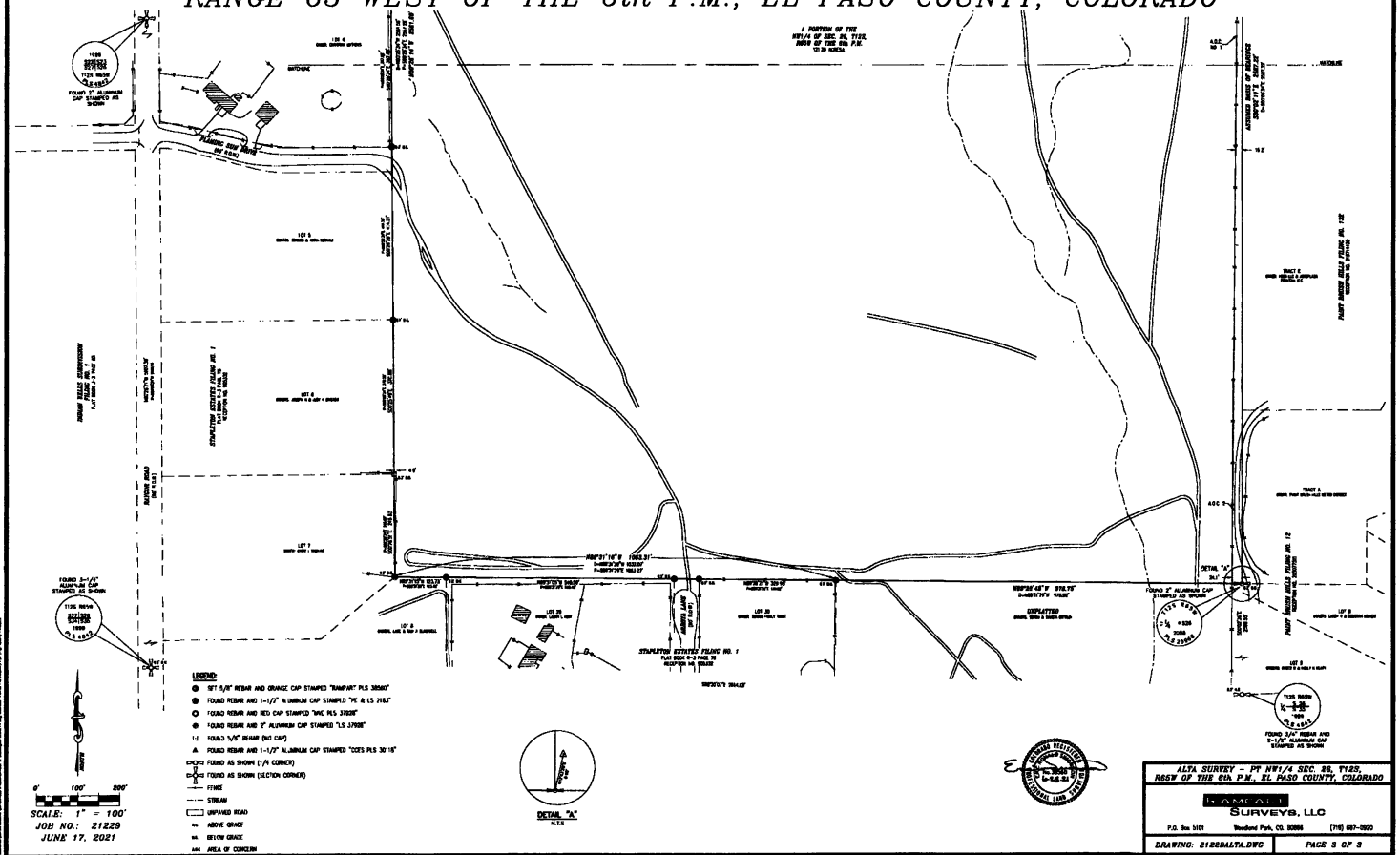
ALTA/NSPS LAND TITLE SURVEY

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



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



RAMPART
SURVEYS, INC.

P.O. Box 5101
Woodland Park, Colorado, 80866
v. 719.687.0920 f. 719.686.1139
rampartsurveys@qwest.net

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

K:\COS_Civil\198289000_Eagleview\CADD\Exhibits\Metro District Exhibits\Eagleview - MD Exhibits.dwg

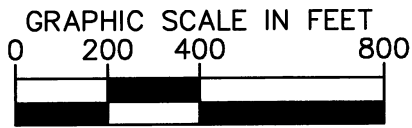
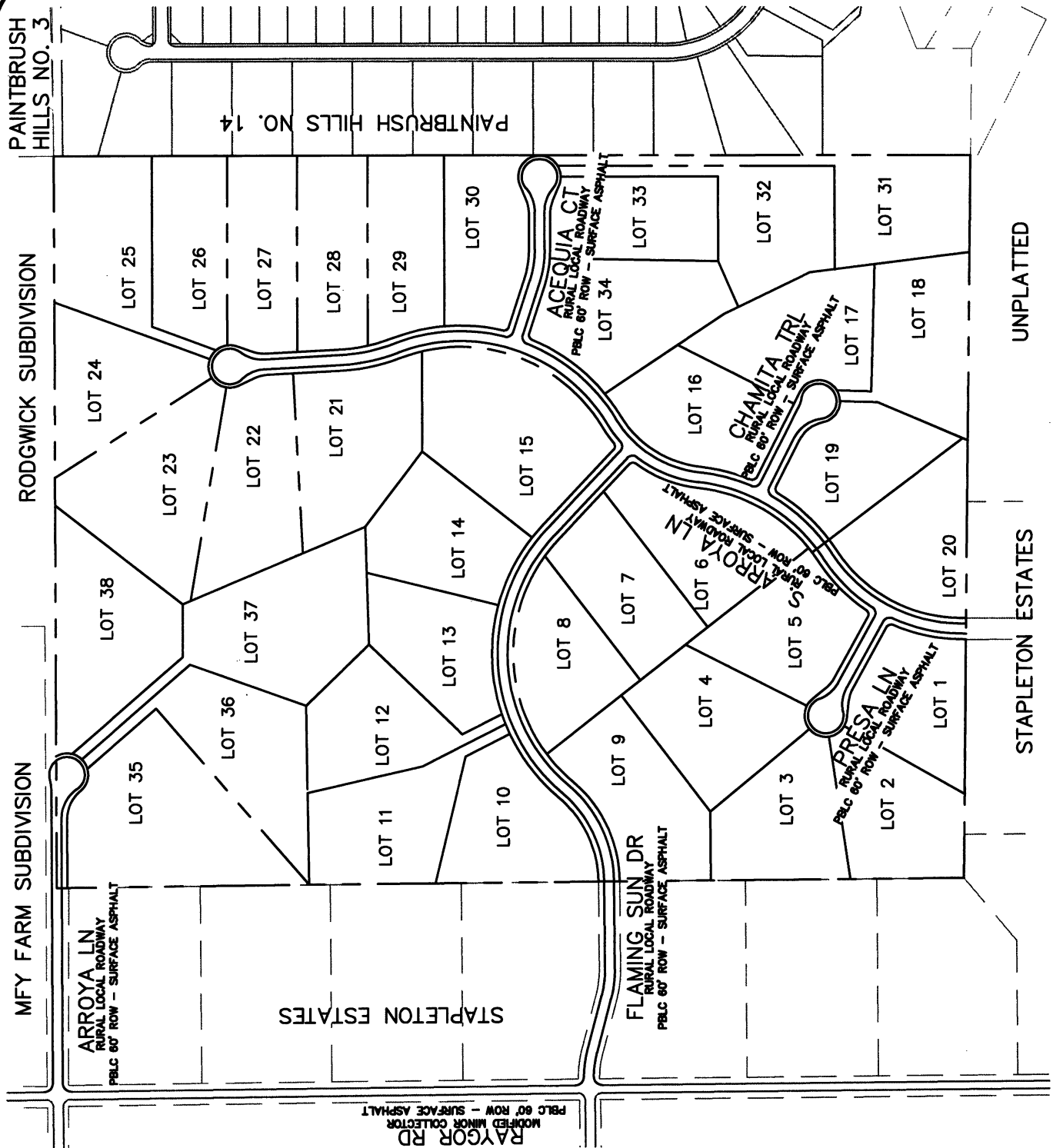


EXHIBIT A.1 EAGLEVIEW SITE PLAN

02/07/23

Kimley»Horn

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



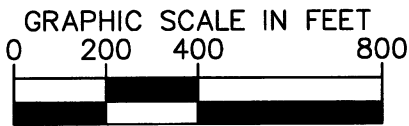


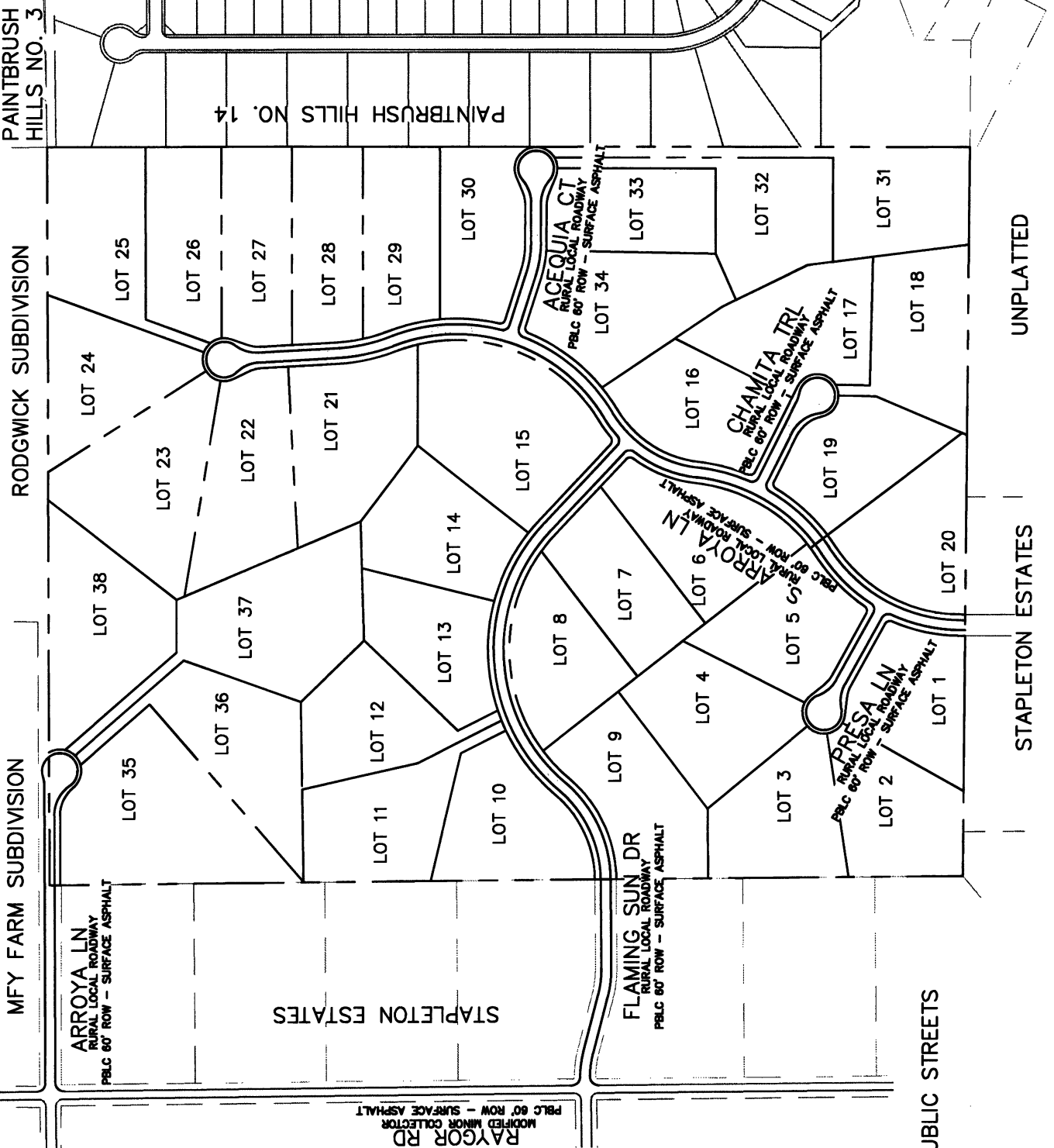
EXHIBIT A.2 EAGLEVIEW STREET IMPROVEMENTS

LEGEND

PUBLIC STREETS

STAPLETON ESTATES

UNPLATTED



02/07/23

Kimley»Horn

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

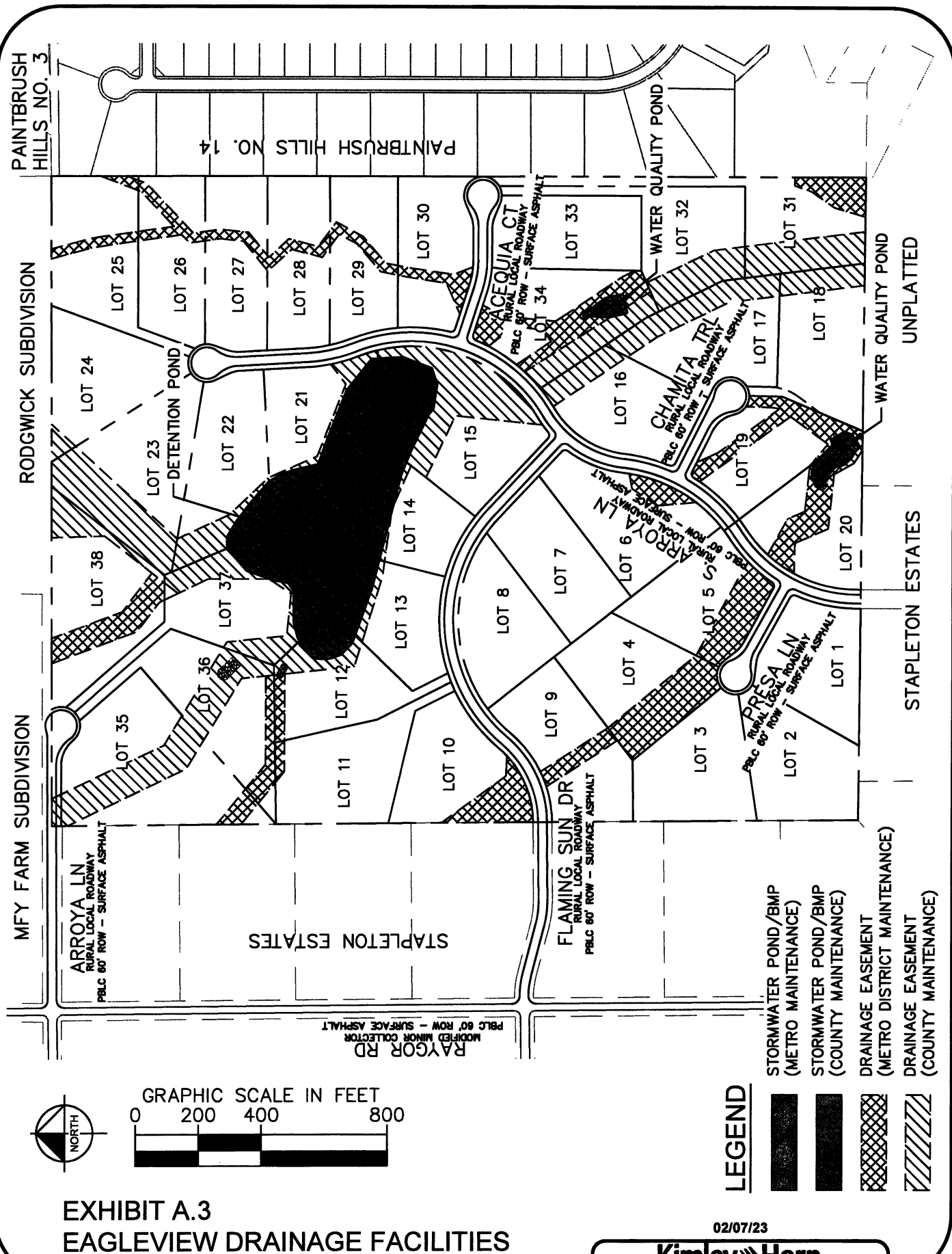


EXHIBIT A.3
EAGLEVIEW DRAINAGE FACILITIES

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

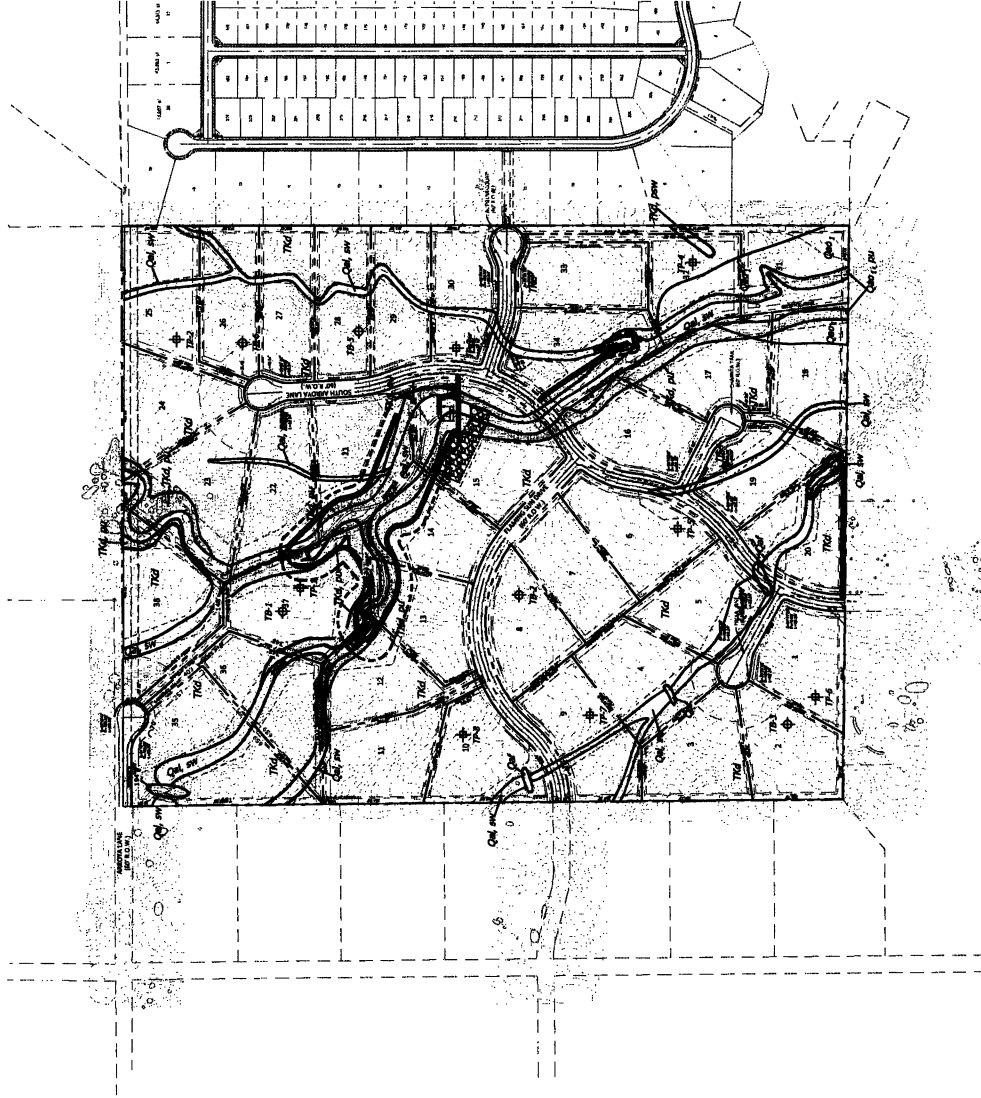
EL PASO COUNTY, COLORADO

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



N.E.S., Inc.
610 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0073
Fax: 719-471-1087
www.nesinc.com
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LEGEND

- Quf** RECENT ARTIFICIAL FILL OF HOLOCENE AGE. THESE ARE MAINLY FILL DEPOSITS ASSOCIATED WITH RECENT WINDY HOLLOW DRIVE.
- Qul** RECENT ALLUVIAL FILL OF HOLOCENE AGE. RECENT WATER DEPOSITED ALONG MINOR DRAINAGE.
- Qun** OLD ALLUVIAL FILL OF LATE HOLOCENE AGE. RECENT WATER DEPOSITED ALONG MINOR DRAINAGE.
- Tkd** DARIEN FORMATION OF TERTIARY TO CRETACEOUS AGE. THESE ARE MAINLY FILL DEPOSITS ASSOCIATED WITH RECENT WINDY HOLLOW DRIVE.
- fp** FLOODPLAIN
- pu** POTENTIALLY UNSTABLE SLOPE
- pmw** POTENTIALLY MODERATE SLOPE
- sw** SEASONAL SHALLOW GROUNDWATER AREA
- fw** FLOODING WATER
- +** APPROXIMATE TEST PIT LOCATION
- +** APPROXIMATE TEST PIT LOCATION



EAGLEVIEW SUBDIVISION

PRELIMINARY PLAN

EL PASO COUNTY, CO

DATE: 10/10/11
PROJECT NAME: EAGLEVIEW SUBDIVISION
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

DATE: 10/10/11
PROJECT NAME: EAGLEVIEW SUBDIVISION
DRAWN BY: J. H. HARRIS
CHECKED BY: J. H. HARRIS
APPROVED BY: J. H. HARRIS

GEOLOGY MAP

2 OF 4

SP-2106

NO.	REVISION	BY	DATE	APPROVED

Kimley-Horn
 2021 Kimley-Horn and Associates, Inc.
 2021 North Nevada Avenue Suite 200
 Colorado Springs, Colorado 80903 (719) 453-0180
 DESIGNED BY: MJK
 DRAWN BY: MJK
 CHECKED BY: MJK
 DATE: 10/24/2020

EAGLEVIEW
 EL PASO COUNTY, COLORADO
 PRELIMINARY GRADING PLAN

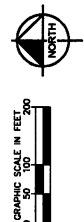
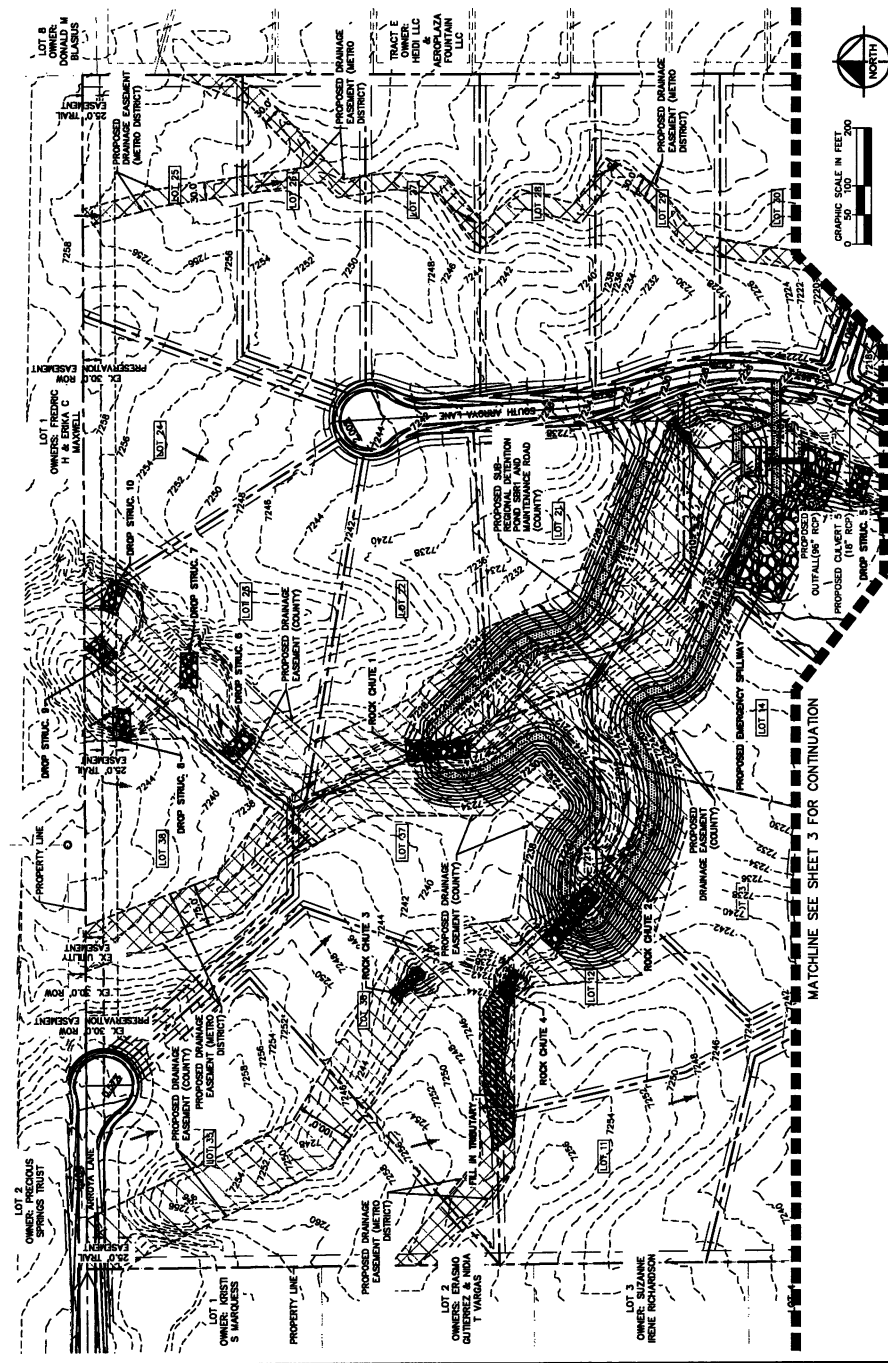
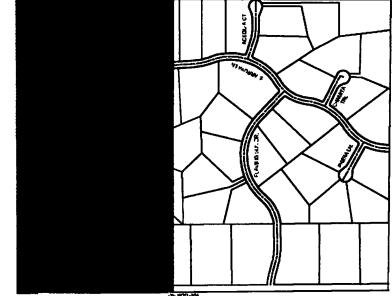
FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

Kimley-Horn
 2021 Kimley-Horn and Associates, Inc.

PROJECT NO.
 180420201

SHEET
 3 OF 4

- LEGEND**
- PROPERTY LINE
 - PROPOSED EASEMENT
 - PROPOSED DRAINAGE EASEMENT (COUNTY MAINTENANCE)
 - PROPOSED DRAINAGE EASEMENT (METRO DISTRICT MAINTENANCE)

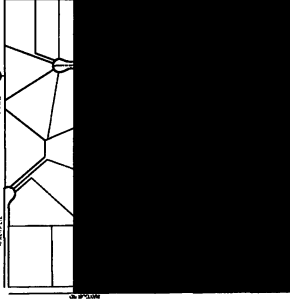


MATCHLINE SEE SHEET 3 FOR CONTINUATION

811
 Dig before you dig.
 Call before you dig.

CALL 811 OR VISIT 811COLORADO.COM
 CENTER OF COLORADO
 1-800-922-1987

DESIGNED BY: MJB
DRAWN BY: MJB
CHECKED BY: KRB
DATE: 10/08/2022



GRAPHIC SCALE IN FEET

0 50 100 200

PROPERTY LINE
PROPOSED EASEMENT
PROPOSED DRAINAGE EASEMENT
(COUNTY MAINTENANCE)
PROPOSED DRAINAGE EASEMENT
(METRO DISTRICT MAINTENANCE)

**CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987**

2-ARMED MEN IN ARMED
VEHICLES MAY STOP OR EXCHANGE
FOR THE PURPOSE OF INVESTIGATION
ISSUED IN



EXHIBIT A.4

3 MILE RADIUS MAP

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

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

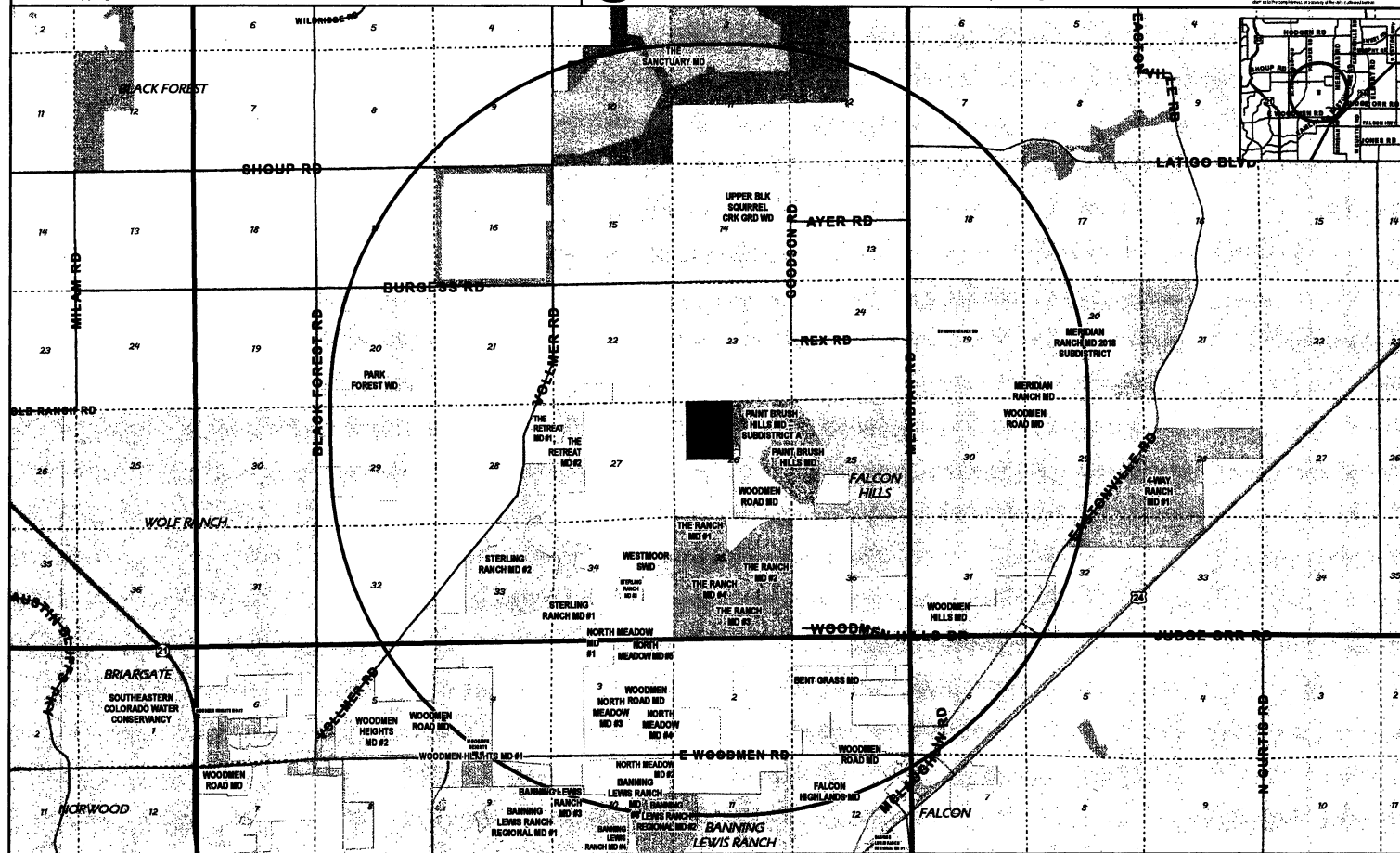
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EXHIBIT B

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					
	Subdivision Name/Filing:	Eagleview			
	Estimate	Preliminary	Public	Private	
	Number of Lots:	38	7.87 ac	113.33 ac	
	Proposed Use	2.5 ac SFR	6.5%	93.5%	
	Revision Date:	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%
	ENTITLEMENT TOTAL	\$ 919,103	\$ 582,799	\$ 336,304	63%
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%
	DEVELOPMENT TOTAL	\$ 6,434,920	\$ 5,882,151	\$ 552,769	91%
	PROJECT TOTAL	\$ 7,354,022	\$ 6,464,949	\$ 889,073	88%

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

Regional Drainage Pond- SR1 (County Cost)					
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
Reach RWT080 (County Cost)					
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
Reach RWT092 (County Cost)					
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
Reach RWT054 (County Cost)					
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
Reach RWT094 (Developer Cost)					
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: EIG

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	
PROJECT CONSTRUCTION BID ITEMS COST				B	\$102,872	
Contingencies (Construction Items)		(0 - 25%) of B		20.0%	\$20,574	
Total Project Cost					\$123,446	
SUBDIVISION PERCENTAGE OF TRAFFIC				18.6%	\$22,998	

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: Raygor Roadway Cost Sharing

Project Number:

Date: June 28, 2022

Prepared By: KRK

Checked By: EIJ

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
PROJECT CONSTRUCTION BID ITEMS COST				B	\$76,578
Contingencies (Construction Items)			(0 - 25%) of B	20.0%	\$15,316
Total Project Cost					\$91,894

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

Bond Assumptions	Series 2024	Series 2034	Total
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	
Sources of Funds			
Par Amount	3,615,000	5,395,000	9,010,000
Funds on Hand	0	406,719	406,719
Total	3,615,000	5,801,719	9,416,719
Uses of Funds			
Project Fund	\$2,418,731	\$2,016,761	\$4,435,492
Refunding Escrow	0	3,540,000	3,540,000
Debt Service Reserve	331,719	0	331,719
Capitalized Interest	542,250	17,983	560,233
Costs of Issuance	322,300	226,975	549,275
Total	3,615,000	5,801,719	9,416,719
Bond Features			
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	
Biennial Reassessment			
Residential	6.00%	6.00%	
Commercial	0.00%	0.00%	
Taxing Authority Assumptions			
Metropolitan District Revenue			
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%		
Operations			
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	\$45,800,000	\$	\$	\$	\$	\$	\$	\$	\$45,800,000

EAGLEVIEW METROPOLITAN DISTRICT
Assessed Value Calculation



	Vacant Land		Residential				Total
	Cumulative Statutory	Assessed Value	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value
	Actual Value ¹	In Collection Year (2-year lag)	Residential Units	Reassessment	Actual Value	In Collection Year (2-year lag)	In Collection Year (2-year lag)
		28.00%		6.00%		7.10%	
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	1,549,531
2028	0	208,800	0	2,936,805	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	4,417,880	4,417,880
2037	0	0	0		65,497,326	4,417,880	4,417,880
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	4,185,630	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	6,263,587	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	7,911,829	7,911,829
2057	0	0	0		117,295,736	7,911,829	7,911,829
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 Revenue Available for Debt Service
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	County Treasurer	Annual Trustee	
	In Collection Year		Collections	Taxes	Fee	Fee	
	(2-year lag)	50,000 Cap 50,000 Target	98.5%	8.00%	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	4,825	(1,156)	(4,000)	76,548
2028	3,151,018	50,000	156,763	9,406	(2,351)	(4,000)	159,817
2029	3,496,454	50,000	174,088	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	(3,287)	(4,000)	225,685
2037	4,417,980	50,000	219,795	13,188	(3,287)	(4,000)	225,685
2038	4,683,059	50,000	232,982	13,979	(3,495)	(4,000)	239,496
2039	4,683,059	50,000	232,982	13,979	(3,495)	(4,000)	239,496
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)	268,559
2043	5,261,885	50,000	261,779	15,707	(3,927)	(4,000)	268,559
2044	5,577,598	50,000	277,486	16,649	(4,162)	(4,000)	285,072
2045	5,577,598	50,000	277,486	16,649	(4,162)	(4,000)	285,072
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)	321,619
2049	6,266,989	50,000	311,783	18,707	(4,677)	(4,000)	321,619
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	7,911,829	50,000	393,618	23,617	(5,904)	(4,000)	407,331
2057	7,911,829	50,000	393,618	23,617	(5,904)	(4,000)	407,331
2058	8,386,845	50,000	417,236	25,034	(6,259)	(4,000)	432,011
2059	8,386,845	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)	515,286
Total			11,331,744	678,905	(169,976)	(156,000)	11,885,672

EAGLEVIEW METROPOLITAN DISTRICT
Senior Debt Service



	Total Revenue Available for Debt Service	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2034	Series 2034			Annual Surplus	Cumulative Balance	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Debt: 10/1/24	Debt: 10/1/24							
		Pay: \$2,019,000	Pay: \$2,019,000							
		Proj: \$2,019,781	Proj: \$2,019,781				\$361,500 Max			
		Est: \$2,000,000	Est: \$2,000,000							
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	185,250		185,250		5,169	74,887	0	92%	103%
2033	200,419	189,500		189,500		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		225,000	225,000		65	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		285,800	285,800		372	38,399	0	92%	100%
2045	285,972		282,400	282,400		3,572	41,872	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		382,800	382,800		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		459,200	459,200		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	1,338,000	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 (2-year lag)	Mill Levy 15,000 Target	Collections 100%	Taxes 6%	Fee 1.80%	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)	4,336	65,000
2027	1,549,331	15,000	23,124	1,387	(308)	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)	64,946	65,000
2035	4,167,906	15,000	62,206	3,732	(989)	64,946	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)	81,867	65,000
2043	5,261,885	15,000	78,534	4,712	(1,249)	81,867	65,000
2044	5,577,598	15,000	83,246	4,985	(1,324)	86,917	65,000
2045	5,577,598	15,000	83,246	4,985	(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)	108,730	65,000
2053	7,041,589	15,000	105,096	6,306	(1,671)	108,730	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**

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

Sources:

Bond Proceeds:	
Par Amount	3,615,000.00
	3,615,000.00

Uses:

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

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			
Target Value	3,542,700.00	3,292,700.00	3,615,000.00
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

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

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
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**

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

Sources:

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

Uses:

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
	5,801,719.00

[*] 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			
Target Value	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**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
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
	5,395,000.00	4,807,200.00	10,202,200.00	17,983.33	10,184,216.67

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**

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**

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

Period Ending	Principal Redeemed	Total
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**

Period Ending	Principal	Coupon	Interest	Debt Service
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
	3,540,000.00		2,543,000.00	6,083,000.00

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**

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. 4725 South Monaco Street, Suite 360 Denver, Colorado 80237 jivey@isp-law.com (303) 867-3003 Facsimile: 303.292.9101
4. Meeting Information	Regular meetings are held the _____ day in _____ (month) at _____ (location). 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 a. Debt Service b. Operational c. Other 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.	<p>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)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 50.0000 Mills (as may be adjusted) b. 15.000 Mills (as may be adjusted) c. 5.000 Mills (as may be adjusted) d. 65.000 Mills (as may be adjusted) Max Combined Mill Levy</p>
11.	Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	<p>Assumptions:</p> <p>\$200,000.00 is the total actual value of a typical single-family home as determined by El Paso County.</p> <p>Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>$\\$200,000 \times .0695 = \\$13,900$ (Assessed Value) $\\$13,900 \times .060000 \text{ mills} = \text{\\$904 per year}$ in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p> <p>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.</p>
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.

Name and Title of Respondent

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