

MONUMENT RIDGE METROPOLITAN DISTRICT NOS. 1-4

EL PASO COUNTY, COLORADO

See Special District
Policies Approved 2022
E, F and I

DRAFT
July 11, 2024

- E. **Special Justification.** Certain matters shall be specifically and comprehensively justified based on the unique needs and circumstances associated with the particular Service Plan application. Matters requiring special justification include but are not necessarily limited to the following, as further addressed in these policies:

1. Use of Master Districts;
2. Authorization of mill levy caps in excess of the caps as set forth in Section

III.F:

3. Specific authorization of special purpose mill levy caps which have the effect of increasing the Maximum Combined Mill Levy Cap above 60 (sixty) mills as set forth in Section III.F.5 and 6;

Also address this.

3. ~~Processing of service plans prior to approval of underlying land use approvals as set forth in Section III.I.;~~

4. Use of a district or districts for covenant enforcement in lieu of Homeowners Associations (HOAs), where a Master District arrangement is proposed and/or where the district or districts are not otherwise being used to provide ongoing services.

D1 is proposed for
this correct which has
no residents

2. The preference of El Paso County is for the formation of conventional districts which accord full electoral representation to residents and property owners within the district(s) and/or service area(s).

- I. **Land Use Approvals.** Applicants for developer-initiated districts are encouraged to obtain Underlying Land Use Approvals prior to, or at a minimum, in conjunction with service plan application. In those cases where an applicant desires to process a service plan prior to final action on underlying land use approvals, the burden shall be on the applicant to justify the necessity of this timing, sufficient conditions shall be placed on the service plan to address potential subsequent denial or modification of the land use applications, and notations shall be added making it clear that the County has no obligation whatsoever to approve subsequent land use applications in cases where applicants may chose to process service plans in advance of obtaining underlying land use approvals.

SERVICE PLAN
FOR
MONUMENT RIDGE
METROPOLITAN DISTRICT NOS. 1-4

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DRAFT July 11, 2024

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EXHIBITS

- A. Maps and Legal Descriptions
 - 1. Vicinity Map
 - 2. Initially Included Property Map
 - 3. Proposed Infrastructure and Amenities Map
 - Detention, water and wastewater infrastructure, roadways, and parks and recreation
 - 4. Additional Included Property Map
 - 5. Legal Description of Initially Included Property
 - 6. Legal Description of the Additional Included Property
- B. Development Summary
- C. Infrastructure Capital Costs
- D. Financial Plan Summary
- E. Annual Report and Disclosure Form

Please add the additional exhibits requested for clarity

I. EXECUTIVE SUMMARY

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

Proposed Districts: Monument Ridge Metropolitan District Nos. 1-4

Property Owners: Monument Ridge East, LLC

Developer: Monument Ridge East, LLC

Description of Development:

D1 is a control district; D 2-3 are east of I25 include residential development; And D4 is east but intends to include land west of I-24 as a placeholder

The Districts will serve approximately 65 acres of land located at the intersection of Interstate 25 and Palmer Divide Avenue in El Paso County, Colorado. The development within the Districts' boundaries is anticipated to consist of approximately 342 residential units with a value of \$500,000 to \$825,000 per unit, in year 2024 dollars. Development estimates are preliminary and subject to change depending on final development approval outcomes.

Proposed to be Final

this should distinguish values between SF attached and detached ; the RS6000 is likely significantly higher value but less lots

Approximately \$15,462,475 of public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, and parks and recreation. These initial cost estimates are preliminary in nature based upon 2024 dollars and may fluctuate due to inflation and other external forces outside of Applicant's control.

Proposed Ongoing Services:

The Districts anticipate providing the following ongoing services as authorized under the Special District Act: transportation, safety protection, drainage, parks and recreation, mosquito control, television relay and translation, security services, solid waste disposal, covenant enforcement and design review services, and any ongoing operation and maintenance of the public improvements within the Districts not otherwise dedicated to the County or third-party entities for ownership and/or ongoing operation and maintenance. Tri-Lakes Monument Fire Protection District will provide fire protection services and Woodmoor Water & Sanitation District will provide water and sanitary sewer services following design and construction of the public improvements. As development has not yet begun, the Districts' specific services and overlapping consents are yet to be determined.

Infrastructure

What is the balance of D3 going to include? commercial or multi-family; a large portion of D3 is included in the financial analysis and is currently requested for rezone; how is this needed in the overlap area now? An exhibit as requested may answer this comment.

is D4 a commercial mill levy? whats max mills and debt for future inclusion area- i dont think its planned for residential west of I25

Capital Costs: Approximately \$15,462,475 (in 2024 dollars) for Public Improvements.

Maximum Debt Authorization: \$33,000,000 (combined for all Districts). 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: 50.000 Mills, ~~subject to Assessment Rate Adjustment~~

Proposed O & M Mill Levy: 10.000 Mills, ~~subject to Assessment Rate Adjustment~~

Special Purpose Mill Levy: 5.000 Mills, ~~subject to Assessment Rate Adjustment~~

Proposed Maximum Mill Levies: 65 Mills, inclusive of Debt Mill Levy (50 Mills), O&M Mill Levy (10 Mills), and Special Purpose Mill Levy (5 Mills) for each District

Proposed Fees: The Districts anticipate imposing fees.

Only Districts 2 and 3 are addressed in Financial analysis; D4 is not considered in analysis also please clarify that the cost of infrastructure in the exhibit is only for D 1-3

identify imposed fees that are likely- see Prairie Ridge Metro for an example ID243 below: the facility fees, PIF fees etc...Do these pay developer debt or bonds (District Debt)

Proposed Fees: The Districts anticipate imposing fees. The Districts anticipate facility fees in the following amounts, which are to be collected at the time a building permit is issued, and which revenue may be pledged to bonds: \$1.00 per square foot for commercial development, \$2,500 per single-family unit, and \$1,500 for each multi-family unit, however, these fee amounts may change based on development and operational needs. The Developer anticipates the imposition of a public improvement fee, which will be in addition to the facility fees described above and will be used to help fund public improvements and the Districts' operations.

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 Area(s): means the property described in Section J.2. and depicted on the map found at Exhibit A.4 and legal description in A.6. that is anticipated for future inclusion into the boundaries of the Districts.

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 22-376 as may be amended.

Assessment Rate Adjustment: means, if, on or after January 1, 2024, 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 Purpose Mill Levy are neither diminished nor enhanced as a result of such changes.

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

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

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

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

should you add this D1 has no residents as indicated in exhibits property owned by

Developer Funding Agreement: An agreement of any kind executed between a special district and a Developer as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the special district from a Developer, where such an agreement creates an obligation of any kind which may require the special district to re-pay the Developer. The term "Developer" means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates, and trusts) that owns or has a contract to purchase undeveloped

taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the special district. The term “Developer Funding Agreement” shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the special district to evidence the obligation to repay such Developer Funding Agreement, including the purchase of such Debt by a Developer.

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

District No. (repeat for total number of Districts proposed & state purpose of each district): means the () Metropolitan District No. ().

state purpose of each

District No. 4: means the Monument Ridge Metropolitan District No. 4.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales, and marketing of such securities and the

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

of the Districts for External Financial Advisor, Inc. () has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

D2-3 maybe 4?

Initial District Boundaries: means the initial boundaries of the Districts as described in Section J.1. depicted on the map in Exhibit A.2 and as legally described in the legal description found at Exhibit A.5.

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

Maximum Debt Authorization: means the maximum principal amount of Debt that the Districts combined may have outstanding at any time, which under this Service Plan is \$33,000,000.

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

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

Maximum Special Purpose Mill Levy: means maximum ad valorem mill levy for funding covenant enforcement, which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy.

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

Public Improvements: Those improvements constituting Regional Public Improvements and Local Public Improvements collectively.

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

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

Service Plan: means this Service Plan for the Districts.

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

State: means the State of Colorado.

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

please expand on this what is the purpose of each; D1 is controlling the O and M is it also coordinating the financing? See Model Plan

III. INTRODUCTION

A. Overall Purpose and Intent.

The Districts will be created pursuant to the Special District Act and are being created with a Conventional Representative District structure under El Paso County policies. The Districts are independent units of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan. Their activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the Districts, in their discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the unincorporated County to be known as “Monument Ridge” (the “Project”). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners, and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional major purposes will include operations and maintenance of the Public Improvements not otherwise dedicated to the County or third-party entities for ownership and/or ongoing operation and maintenance.

B. Need For The Districts.

identify each; will each be able to max the mills or will the D4 be lower? Special District Polices encourage varying Mills max based on districts and land use

The overall need for creation of the Districts is to finance the construction of the Public Improvements. The Project is not presently served with the facilities and services proposed to be provided by the Districts, nor does the County nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. There are currently no private parties or other governmental entities, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary for the Public Improvements required for the development of the Project to be provided in the most economic manner possible.

District No. 3’s boundaries will overlap with Misty Acres Metropolitan District’s (“Adjacent District”) boundaries. It is anticipated the property in District No. 3’s boundaries will be excluded from the Adjacent District. The Adjacent District is not willing or able to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the public improvements that are necessary to serve the Project. Therefore, the Districts propose to finance and construct the necessary infrastructure. After construction, the Districts intend to dedicate all water and wastewater infrastructure, as appropriate, to the applicable service provider for ongoing ownership and maintenance.

There is currently no option for annexation into a municipality to obtain municipal services given that the Town of Monument previously denied a petition for annexation of the property in the Additional Inclusion Area, which if otherwise approved would have also established statutory contiguity for annexation of the property within the Initial District Boundaries into the Town of Monument, and given that the nearest incorporated boundary of the City of Colorado Springs is located over six (6) miles from the Initial District Boundaries. There are no other governmental or

this is not accurate-
The Town has requested annexation.

Eligible Improvements.

- 1. It is the policy of the County to encourage the use of financing districts for Regional Public Improvements which provide a benefit to a significant share of residents and businesses within a larger development and/ or to areas outside the development.

Need should include the regional improvements to help show the need, - County Line; I25 - Misty Acres Blvd is needed - realignment of Monument Hill Rd; any subregional ponds?

quasi-governmental entities, including the County, local districts that can provide service in an economically feasible or practical manner.

Formation of the Districts is necessary in order for the Public Improvements required for the proposed development within the Districts to be provided in the most economical manner possible and so as to not preclude development of the subject property. The Districts will be able to construct the Public Improvements and produce the required revenue to fund the Public Improvements. *for the Districts)(include justification for number of Financing Districts). Explain why adjacent districts cannot provide services, provide supporting evidence.*

please provide from Misty Acres District

C. County Objectives In Forming The Districts.

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

In approving this Service Plan, the objectives of the County include an intent to allow the applicant 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 the Districts.

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

In approving these Districts as Conventional Representative Districts, 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 Districts.

D. Multiple District Structure.

I am struggling with D1 being a conventional rep district there are no residents proposed ;no lot owners or unit owners; it looks like a control district

- 1. Multiple District Structure. Multiple Districts are being proposed for the Project in order to permit the provision of the Public Improvements according to the phasing and pace of development as well as to the needs of the Project.

Each District is not limited to acquisition of

District No. 1 is expected to be responsible for managing the construction, acquisition, installation and operation of the Public Improvements. The Financing Districts are expected to be responsible for providing the funding and tax base needed to support the plan for financing the Public Improvements and for operation, maintenance and administrative costs. The allocation of responsibility for all such functions among the Districts may occur in any combination based upon the best interests of the property owners and residents within the Project.

Add missing language

F. **Multiple Districts.**

1. Multiple District Service Plans shall include the following:
 - a. Provide justification that the total number of proposed districts is the minimum necessary to effectively manage the infrastructure and operational needs of the service area.
 - b. Clearly and comprehensively address the relationships among separate districts, including proposed intergovernmental agreements and contingencies for potential dissolution or combination.
 - c. Clearly address intent to fairly and equitably distribute costs and benefits among separate districts.
2. If justified in the Service plan(s) the Board may consider Multiple District concepts for the following purposes:
 - a. Accommodating the phasing of infrastructure financing for distinct major phases of a larger land development project
 - b. Allowing for differential mill levies between non-residential and residential areas within a larger project.

clarify

be amended from time to time. Debt may be issued by the improvements and services to the property within the Project.

between the Districts and the Project as a whole, various provided by one or more of the Districts clarifying the respective functions and services to be provided by each District. They are the orderly development of essential services and facilities

resulting in a community that is aesthetic and an economic asset to the County. District Nos. 1, 2, and 3 will be residential districts. District No. 1 will become an overlay operations district which will overlap with District Nos. 2 and 3 to provide operations and maintenance services for the property within those districts. District No. 4 will include the Additional Inclusion Area, which is anticipated to be a commercial district.

2. Benefits of Multiple District Structure. The use of a multiple district structure

as described in this Service Plan serves the best interests of the County, the applicant, and the future taxpayers within the Districts. The benefits of using the multiple district structure include: (a) coordinated administration of construction and operation of public improvements and delivery of those improvements are financed

a. Coordinated Services. As presently planned, development of the

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

b. Debt Allocation. Allocation of the responsibility for paying debt for

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

standard language from Model

Project will provide multiple district Improvement capital improvements improvements and their maintenance for those by the Districts as appropriate. Project becomes obligated. Neither high nor low-density. Additionally, equity is the land that is subject

E. Specific Purposes - Facilities and Services.

The Districts shall have the power and authority to provide the Public Improvements, within and without the Initial District Boundaries, as such powers and authorities are described in the Special District Act, other applicable State law, common law, and the Colorado Constitution, subject to the prohibitions, restrictions, and limitations set forth in this Service Plan.

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

1. Water. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain potable water and irrigation water facilities and systems, including, but not limited to, water rights, water supply, treatment, storage, transmission, and distribution systems for domestic, irrigation, fire control, and other public purposes, together with all necessary and proper reservoirs, treatment facilities, wells, equipment, and appurtenances incident thereto, including, but not limited to, transmission lines, pipes, distribution mains and laterals, storage facilities, and ditches, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will finance and construct the water improvements for the Project, and the Districts will convey the water improvements to Woodmoor Water & Sanitation District (“Woodmoor”) for ongoing ownership, operations, and maintenance.

The Districts do not intend to join the Pikes Peak Regional Water Authority following formation.

D4 is likely not going to be served by Woodmoor west of I25

2. Sanitation. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain sanitary sewer and wastewater facilities and systems, together with all necessary and proper reservoirs, treatment facilities, lift stations, wells, equipment, and appurtenances incident thereto, including, but not limited to, transmission lines, pipes, and storage facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will finance and construct the sanitation improvements for the Project, and the Districts will convey the sanitation improvements to Woodmoor for ongoing ownership, operations, and maintenance.

3. Street Improvements, Transportation, and Safety Protection. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain street and roadway improvements, including, but not limited to, related landscaping, curbs, gutters, sidewalks, culverts, and other drainage facilities, pedestrian ways, bridges, overpasses, interchanges, signage, median islands, alleys, parking facilities, paving, lighting, undergrounding utilities, grading and irrigation structures, and fiber optic cable conduit, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain street improvements not conveyed to the County, other appropriate jurisdiction, or other entity.

4. Drainage. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain drainage improvements not conveyed to the County, other appropriate jurisdiction, or other entity.

5. Parks and Recreation. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain park and recreation

facilities and programs, including, but not limited to, parks, pedestrian ways, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, riparian improvements, irrigation facilities, playgrounds, pocket parks, swimming pools, undergrounding utilities, and other active and passive recreational facilities, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that the Districts will own and maintain park and recreation improvements not conveyed to the County, other appropriate jurisdiction, or other entity.

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

6. Mosquito Control. The Districts shall have the power and authority to 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. The frequency and associated cost to provide eradication services are likely to vary from year to year based upon precipitation and seasonal demand.

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

8. Television Relay and Translation. The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain television relay and translation facilities and programs, together with all necessary, incidental, and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities.

9. Covenant Enforcement and Design Review. The Districts shall have the power and authority to provide covenant enforcement and design review services, subject to the limitations set forth in Section 32-1-104(8), C.R.S. District enforcement of covenants and design review services will allow for a more financially sustainable method of ensuring the upkeep of private property when compared to a typical homeowners’ association model, which is a less financially sustainable approach to covenant enforcement due to the Districts’ having reliable revenue generation via ad valorem mill levies while homeowner associations generally having to rely upon property owner payment of association dues/fees.

10. Security Services. The Districts shall have the authority to provide security services, subject to the limitations set forth in Section 32-1-104(8), C.R.S.

modify this language so Hydrants (D4 Cistern?) can be designed and financed O and M by district see Prarie Ridge for an example

I. Covenant Enforcement and Homeowner’s Association Functions.

1. Any intent or reserved option to use the proposed District(s) for Homeowners Association (HOA) functions, including covenant enforcement or common area maintenance should be clearly described in the Service Plan. Such description should specify whether there is intent to use the District(s) in lieu of one or more HOAs or to contract with HOA(s) for provision of certain services.
2. Use of district(s) for ongoing covenant enforcement purposes should be specifically discouraged if there are expected to be no other ongoing needs for the perpetual existence of the District(s).

Please clarify per Polices is there multiple HOAS and a potential commercial owners association

11. Solid Waste Disposal. The Districts shall have the power and authority to provide solid waste disposal services, subject to the limitations set forth in Section 32-1-1006(6), C.R.S.

F. Other Powers.

1. Amendments. The Districts shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S. (See material modification).

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

G. Other Statutory Powers.

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

The Districts 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 C.R.S. § 18-12-214.

H. Eminent Domain.

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

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the applicable Districts intends to own, control, or maintain by the applicable or other governmental entity and is for the material use or benefit of the general public. The term “material use or benefit for the general public” shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey such property or to make such property available to a private entity for economic development purposes. The phrase “furtherance of an economic development plan” does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

I. Intergovernmental Agreements (IGAs).

The Districts are authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, the following IGAs are anticipated: (1) an IGA between the Districts and Woodmoor, governing the payment and provision of water and sanitary sewer

what about west of
I25?

services; and (2) and IGA between the Districts, clarifying the respective responsibilities and the nature of the functions and services to be provided by each District.

fire for hydrants

J. Description of Proposed Boundaries and Service Area.

1. Initial District Boundaries. A vicinity map showing the general location of the area that may be served by the Districts is included as Exhibit A.1. A map of the initially included properties is included at Exhibit A.2, with a legal description of boundaries found at Exhibit A.5.

verify exhibits or named correctly here and throughout Service Plan please

2. Additional Inclusion Areas/Boundary Adjustments. Additional inclusion areas are anticipated in addition to the initially included properties. These additional inclusion areas are found at Exhibits A.4 and A.6. The Districts shall be authorized to include territory within the Additional Inclusion Area in accordance with applicable provisions of the Special District Act. Further, in order to accommodate the needs of Project phasing and other contingencies, the boundaries of the Districts may be adjusted via the inclusion or exclusion within the combined area of the Initial District Boundaries and the Additional Inclusion Areas in accordance with the applicable provisions of the Special District Act.

Notwithstanding the foregoing, the Districts are 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 Districts are prohibited from including additional property within the Districts' 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 Districts do not anticipate providing services to areas outside of the Initial District Boundaries and Additional Inclusion Areas.

4. Analysis Of Alternatives. The Project includes multiple property uses and is anticipated to be developed over several years. A multi-district structure is proposed to allow the development to occur in phases, to separate each property use, and to effectively manage operational needs. The multi-district structure will allow for coordinated financing related to each phase of the Project as opposed to burdening the earlier development phases with public improvement costs for the entire project. Furthermore, the Project is not presently served with the facilities and services proposed to be provided by the Districts, nor does the County nor any other special district have any plans to provide such services within a reasonable time and on a comparable basis. There are currently no private parties or other governmental entities, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. The Districts' formation is therefore necessary to provide the most economic development of the Public Improvements required for the Project. Lastly, the Adjacent District is not willing or able to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements that are necessary to serve the Project.

Discuss the ability to turn District control over to residents as phasing continues; add reference to letter from Misty acres Board; and address not annexing into Town

or governing municipality (Monument) in case this is annexed later

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

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

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

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

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

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

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

g. Inclusion into any District of any property over five (5) miles from the combined area of the Initial District Boundaries and the property described in Exhibit A.2 unless explicitly contemplated in this Service Plan.

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

No development has occurred within the

B. Total Development At Project Buildout.

At complete Project build-out, development within the Districts is planned to consist of 342 single family units. The prices of homes in the project are expected to average between \$500,000 and \$825,000 in year 2024 dollars. The total estimated population of the Districts upon completion of development is 855 people.

C. Development Phasing And Absorption.

Absorption of the project is projected to take seven years, beginning in 2026 and ending in 2032 and is further described in the Development Summary found at Exhibit B.

i think there is a constructed interim road connecting Misty Acres Blvd to ex Monument Hill road that will be realigned and a portion abandoned..is there a existing pond?

The Districts would assess a fifty (50) mill debt mill levy, a ten (10) mill operational mill levy, and a five (5) mill special purpose mill levy on assessed properties in the Districts from 2026-2055. Over the thirty (30) years, the effect of collecting property taxes for the district will decrease El Paso County's Specific Ownership Taxes (SOT) by an average of \$66,562 a year. In 2027 (year 1), EPC collections will be reduced by approximately \$5,486 and growing to \$59,658 at completion of the project in 2032 (year 7). During the same time period, El Paso County's property taxes are expected to grow from approximately \$9,447 in 2027 to \$102,729 in 2032. Over the 30-year course of the project, we estimate total SOT collections will be reduced by \$1,930,306 while property tax collections should increase by \$3,323,857.

D. Status of Underlying Land Use Approvals.

Applications for map amendments (rezonings) of the property within the Initial Inclusion Boundaries are under concurrent review with El Paso County. The proposed rezonings would result in a 40.51-acre portion of the property located between Interstate 25 and the planned extension of Misty Acres Boulevard being zoned RM-12 (Residential Multi-Family) and the remaining portion of the property, located east of the planned extension of Misty Acres Boulevard being zoned RS-6000.

A preliminary plan application for the Project is also under concurrent review with El Paso County. The preliminary plan includes all of the land located within the Initial District Boundaries and would allow for approval of a final plat to create thirty-seven (37) single-family lots in the RS-6000 zoning district. The preliminary plan map also depicts twenty-two (22) lots within the RM-12 zoning district. These lots, once legally created via final plat, will allow for the construction of duplexes, tri-plexes, and four-plexes between Misty Acres Boulevard and Interstate 25. The preliminary plan also depicts the alignment of planned public and private roadways serving the development as well as ten (10) tracts which will include planned drainage facilities and open space.

acergae of
RS6000

V. INFRASTRUCTURE SUMMARY

Attached as Exhibit C is summary of the estimated costs of Public Improvements which are anticipated to be required within the Districts. A general description of the categories of Public Improvements is included in Section III.E. of this Service Plan. The total costs of the Public Improvement are estimated to be approximately \$15,462,475, in year 2024 dollars. It is estimated that the Districts will finance approximately \$15,462,475 (or 100%) of this estimated amount, but the amount ultimately financed by the Districts will be subject to the Maximum Authorized Debt limit.

All Public Improvements will be designed and constructed in accordance with the standards of the governmental entity to which such Public Improvements will be dedicated (including, with respect to storm sewer and drainage facilities, the applicable 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.

It is unusual to have 100percent be eligible improvements; what is percentage of overage or contingency on costs verses debt max; what percentage are eligible improvements?

VI. FINANCIAL PLAN SUMMARY

A. Financial Plan Assumptions and Debt Capacity Model.

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

B. Maximum Authorized Debt.

The Districts are authorized to issue Debt up to \$33,000,000 in principal amount (total combined for all Districts). The authorized debt amount is based on the proposed estimated Public Improvement costs of \$15,462,475. These initial cost estimates are preliminary in nature and may fluctuate due to external forces outside of the Developer's control. These initial cost estimates only include the public improvement portion of costs; the total project improvement costs (including items such as dry utilities, etc.) will be significantly higher and will materially increase the overall costs.

are all districts allowed to max debt and mills?

C. Maximum Mill Levies.

1. Maximum Debt Service Mill Levy. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Assessment Rate Adjustment. All Debt issued by the Districts 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 for each District shall be fifteen (10) mills, subject to Assessment Rate Adjustment.

3. Maximum Special Purpose Mill Levy. The Maximum Special Purpose Mill Levy for each District is five (5) Mills.

4. Maximum Combined Mill Levy. The Maximum Combined Mill Levy for each District is sixty-five (65) Mills.

residential is 65- what about D4 commercial?

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 Districts are specifically authorized to refund or

restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than 30 years from the date of the issuance thereof.

plan anticipates refi at X years _____

E. Developer Funding Agreements.

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

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

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

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

F. Privately Placed Debt Limitation.

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

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

G. Revenue Obligations.

The Districts shall also be permitted to issue Revenue Obligations in such amount as the Districts may determine. Amounts issued as Revenue Obligations are not subject to the Maximum Debt Authorization.

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

District Nos. 1, 2, and 4

The directly overlapping taxing entities and their respective year 2024 mill levies are as follows:

	6.862	
El Paso County	6.682	mills
EPC Road & Bridge Share	0.330	mills
Lewis-Palmer School No. 38	37.500	mills
Pikes Peak Library	3.061	mills
Tri-Lakes Monument Fire Protection	18.400	mills
Woodmoor Water & Sanitation	0.000	mills
Total Existing Mill Levy:	<u>66.153</u>	mills

2023 per assessors website. Revise.

District No. 3

The directly overlapping taxing entities and their respective year 2024 mill levies are as follows:

El Paso County	6.682	mills
EPC Road & Bridge Share	0.330	mills
Lewis-Palmer School No. 38	37.500	mills
Pikes Peak Library	3.061	mills
Woodmoor Water & Sanitation	0.00	mills
El Paso County Conservation	0.00	mills
Tri-Lakes Monument Fire Protection	18.400	mills
Misty Acres Metropolitan District ¹	25.000	mills
Total Existing Mill Levy:	<u>91.153</u>	mills

District should reflect what current mills are for Misty ; Misty has not identified they are agreeable to overlap/exclusion; also identify what mills will be with the additional Monument Ridge Districts plus if your doing an overlap district or control district for No. 1

No applicable impacts or service overlaps are anticipated with these entities asides

Total Existing Mill Levy:

B. N

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

TI
within three (3) yr

Anticipated relationships and impacts to these entities ____ (discuss any applicable impacts, service overlaps or interrelationships).

¹ Misty Acres Metropolitan District's current mill levy is 30.000 mills. The mill levy amount in the table above reflects the mill levy after exclusion of the property.

EL PASO COUNTY
 TOWN OF PALMER LAKE
 TOWN OF MONUMENT
 LEWIS-PALMER SCHOOL DISTRICT #38
 PIKES PEAK LIBRARY DISTRICT
 TRI-LAKES MONUMENT FIRE PROTECTION DISTRICT
 PALMER LAKE SANITATION DISTRICT
 MONUMENT SANITATION DISTRICT
 PIONEER LOOKOUT WATER DISTRICT
 FOREST VIEW ACRES WATER DISTRICT
 WOODMOOR WATER & SANITATION DISTRICT
 TRIVIEW METRO DISTRICT
 EL PASO COUNTY CONSERVATION DISTRICT
 VILLAGE CENTER METRO DISTRICT
 MISTY ACRES METRO DISTRICT
 LAKE OF THE ROCKIES METRO DISTRICT
 EL PASO COUNTY PID #2
 JACKSON CREEK COMMERCIAL METRO DISTRICT #6
 JACKSON CREEK COMMERCIAL METRO DISTRICT #7
 MONUMENT JUNCTION METRO DISTRICT #1
 MONUMENT JUNCTION METRO DISTRICT #2
 CLOVERLEAF METRO DISTRICT
 CONEXUS METRO DISTRICT #1
 CONEXUS METRO DISTRICT #2

it does impact Misty

No applicable impacts or service overlaps are anticipated with these entities.

VIII. DISSOLUTION

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

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

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in Section 32-1-207(3)(c), C.R.S., and as further articulated by Board of County Commissioners Resolution No. 06-472, as may be amended (a single report may be issued for all the Districts).

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 Districts:

A. Special District Act.

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

B. Disclosure to Prospective Purchasers.

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

C. Local Improvements.

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

D. Service Plan not a Contract.

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

E. Land Use and Development Approvals.

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

XI. CONCLUSION

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

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

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

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

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

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

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

G. The proposal is in substantial compliance with the 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.

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

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

Provide map of existing Misty Acres District and depict a hatch on proposed overlap or exclusion area.

Please provide a map of the D1 Overlapping area and the legal may need to be updated. Or will this be done by IGA between Districts?

Add a map of the proposed rezone boundaries and identify the Districts boundaries for clarity because the districts appear to bisect the various developments being zoned RM12 and RS6000... normally we would have a sketch plan or prelim plan as an exhibit which depicts what districts are where in this case we only have rezone maps...

EXHIBIT A.1.

VICINITY MAP

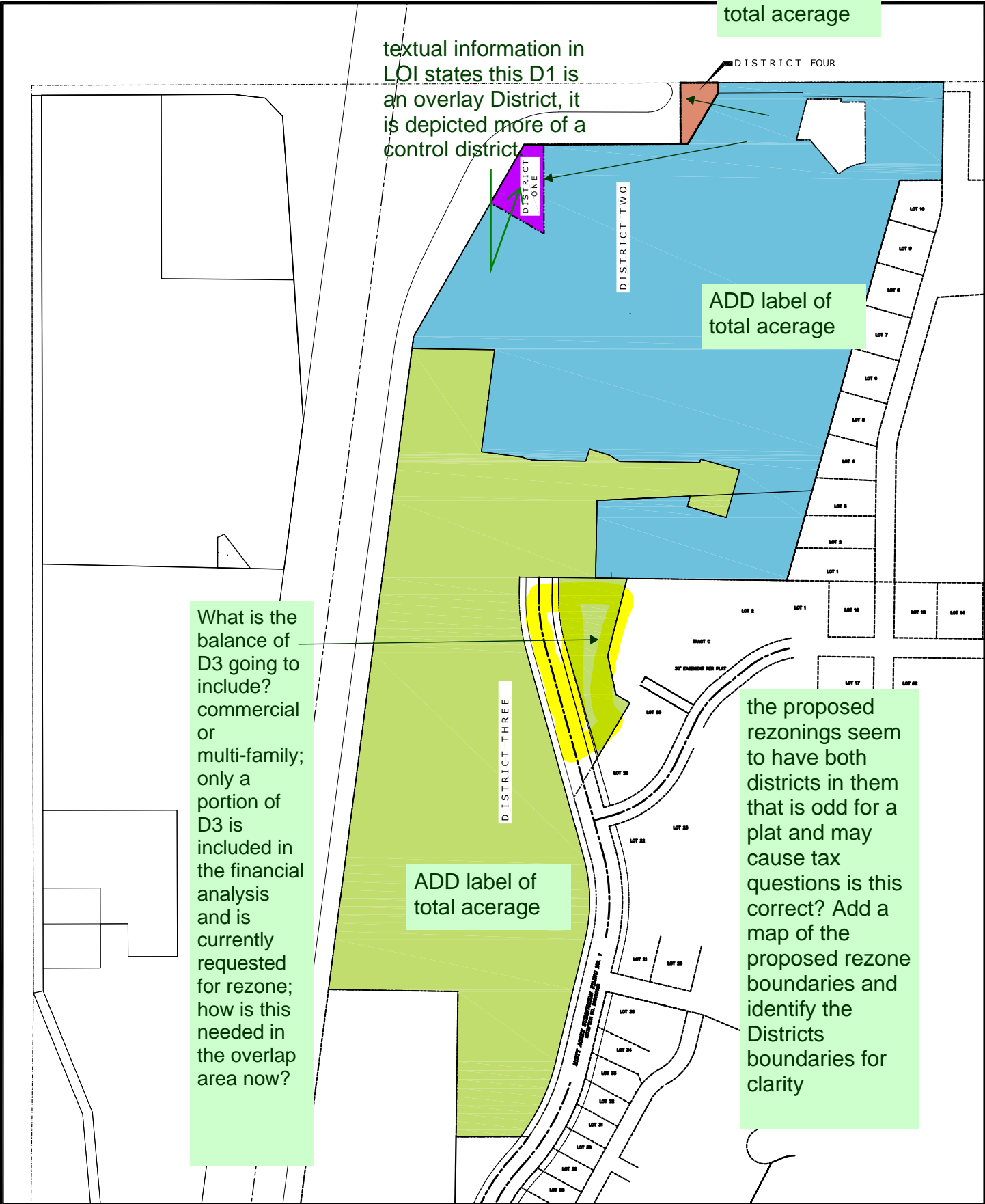
MONUMENT RIDGE



VICINITY MAP

EXHIBIT A.2.

INITIALLY INCLUDED PROPERTY MAP



ADD label of total acreage

textual information in LOI states this D1 is an overlay District, it is depicted more of a control district

ADD label of total acreage

What is the balance of D3 going to include? commercial or multi-family; only a portion of D3 is included in the financial analysis and is currently requested for rezone; how is this needed in the overlap area now?

ADD label of total acreage

the proposed rezonings seem to have both districts in them that is odd for a plat and may cause tax questions is this correct? Add a map of the proposed rezone boundaries and identify the Districts boundaries for clarity



BEAR CREEK SURVEYING INC.
 95 SOUTH BEAR CREEK ROAD
 PO BOX 2015, BAYFIELD, CO 81122
 ph(970)884-5069

**DISTRICT BOUNDARIES
 LEGAL DESCRIPTION
 1 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	05-08-2024

EXHIBIT A.3.

PROPOSED INFRASTRUCTURE AND AMENDITIES MAP

label and add district boundary lines as proposed so its clear what infrastructure is in what district and development

WEST PARCEL:
(INCLUDES MISTY ACRES)

SAN SWR MAIN = 7,714 LF
 SAN FORCE MAIN = 2,662 LF
 SAN MH = 30
 WTR MAIN = 9,001 LF
 WTR FITTINGS = 65
 WTR VALVES = 100
 FH = 21

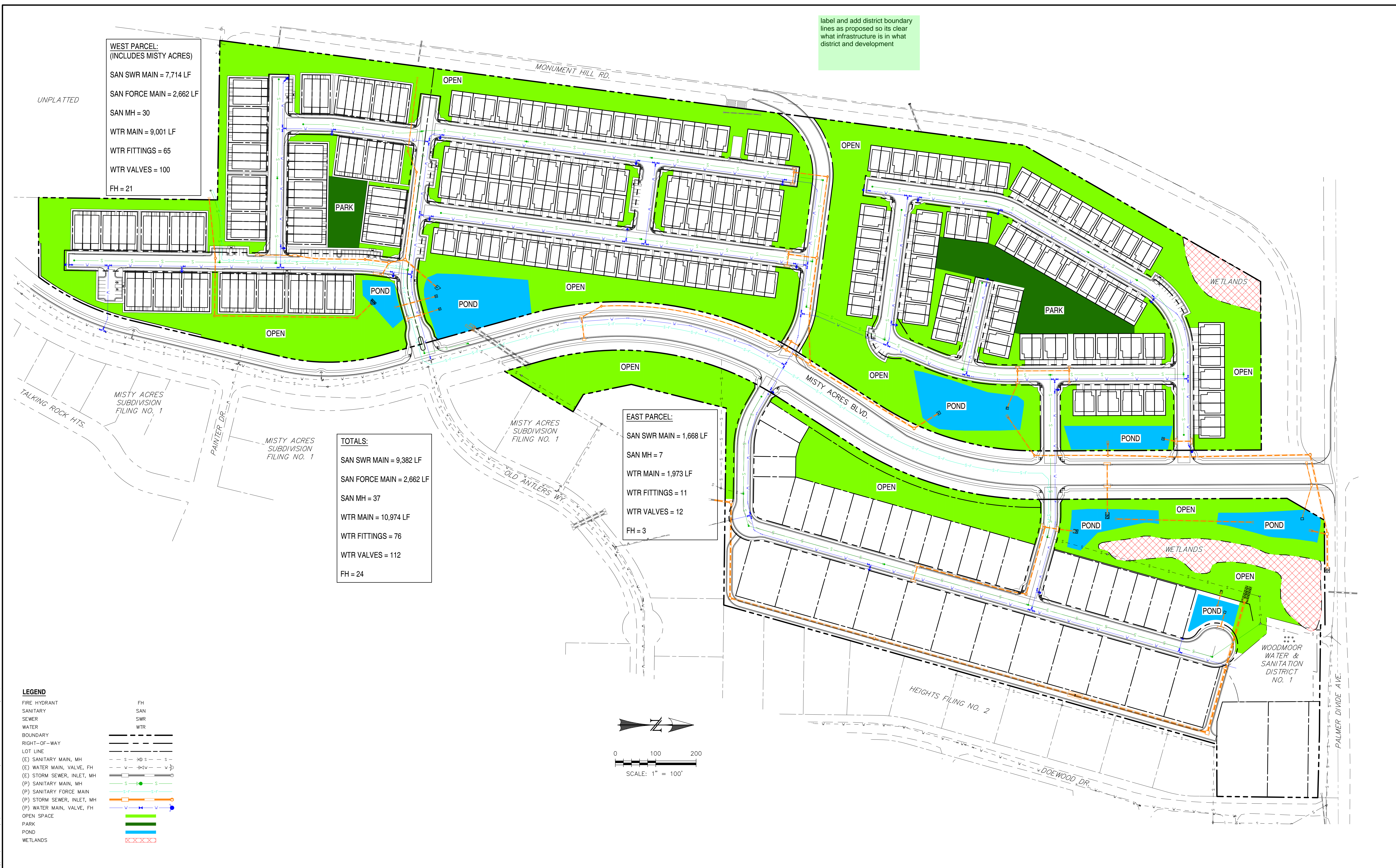
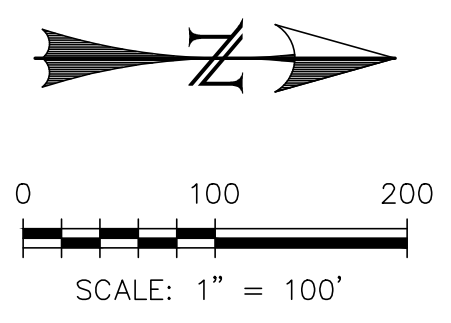
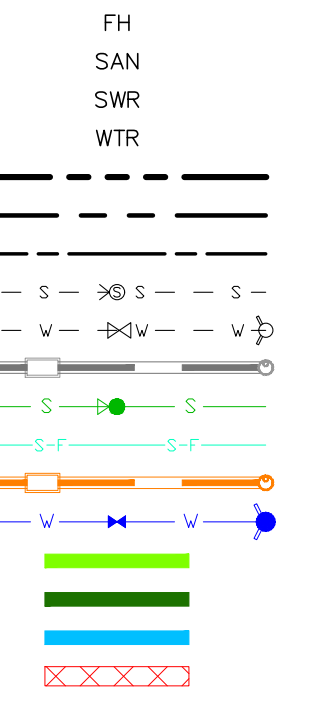
EAST PARCEL:

SAN SWR MAIN = 1,668 LF
 SAN MH = 7
 WTR MAIN = 1,973 LF
 WTR FITTINGS = 11
 WTR VALVES = 12
 FH = 3

TOTALS:

SAN SWR MAIN = 9,382 LF
 SAN FORCE MAIN = 2,662 LF
 SAN MH = 37
 WTR MAIN = 10,974 LF
 WTR FITTINGS = 76
 WTR VALVES = 112
 FH = 24

- LEGEND**
- FIRE HYDRANT
 - SANITARY
 - SEWER
 - WATER
 - BOUNDARY
 - RIGHT-OF-WAY
 - LOT LINE
 - (E) SANITARY MAIN, MH
 - (E) WATER MAIN, VALVE, FH
 - (E) STORM SEWER, INLET, MH
 - (P) SANITARY MAIN, MH
 - (P) SANITARY FORCE MAIN
 - (P) STORM SEWER, INLET, MH
 - (P) WATER MAIN, VALVE, FH
 - OPEN SPACE
 - PARK
 - POND
 - WETLANDS

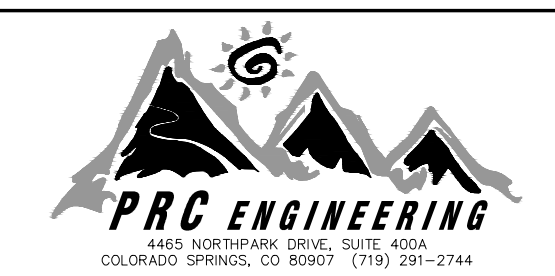


REV.	DESCRIPTION	DATE



PREPARED FOR:
IN-HOUSE REVIEW

NOT FOR CONSTRUCTION



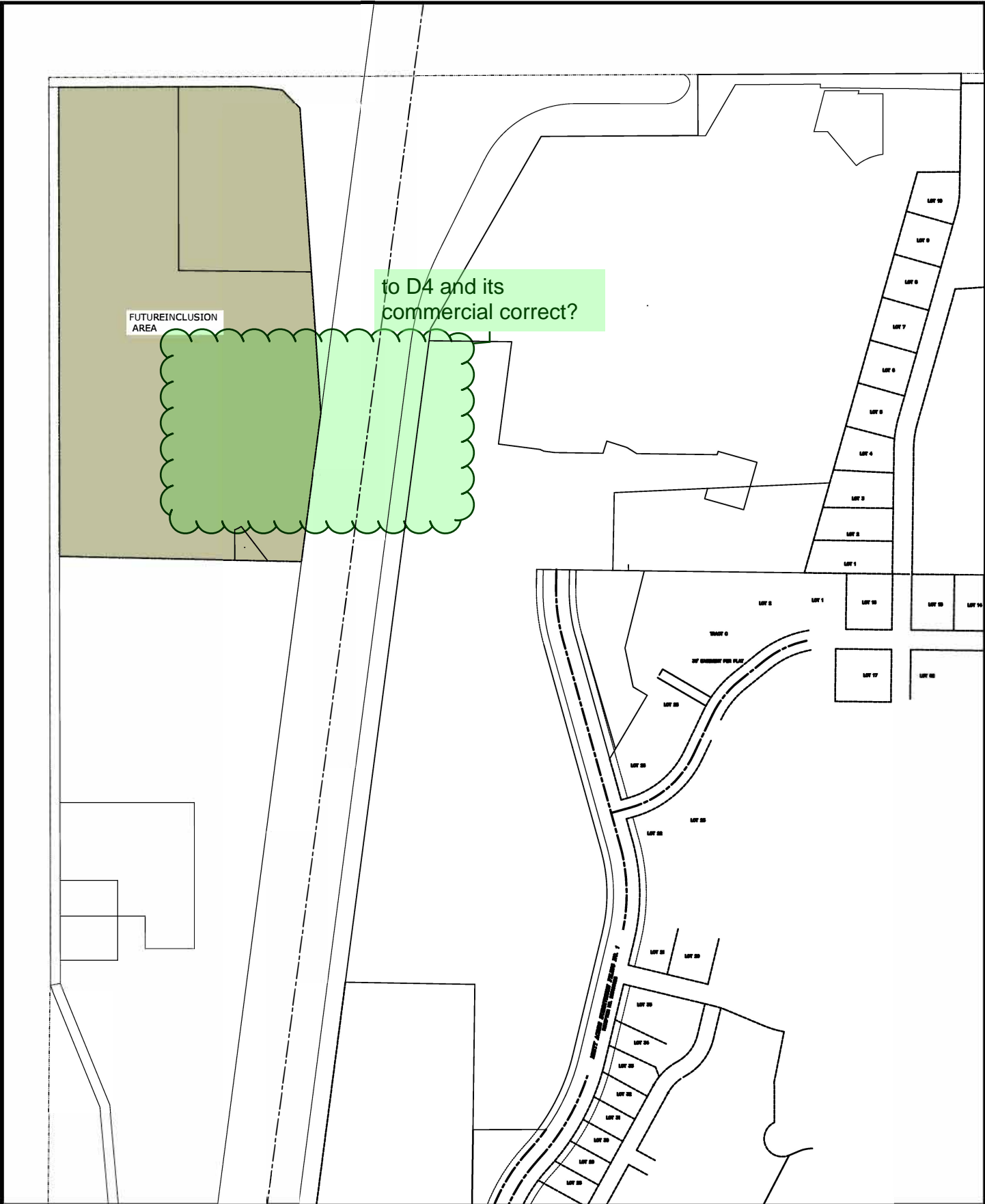
DESIGNED BY: MGP
 SCALE: 1" = 100'
 JOB NUMBER: 21-003

DRAWN BY: MGP
 DATE: 06/17/24
 SHEET: 1 OF 1

MONUMENT RIDGE EAST
EAST & WEST LAYOUT EXHIBIT

EXHIBIT A.4.

Additional Included Property Map



FUTURE INCLUSION
AREA

to D4 and its
commercial correct?



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2016, BAYFIELD, CO 81122
ph(970)884-5069

**FUTURE INCLUSION AREA
LEGAL DESCRIPTION
1 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	04-01-2024

EXHIBIT A.5.

LEGAL DESCRIPTION OF INITIALLY INCLUDED PROPERTY

DISTRICT 1
LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" E A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°38'31" EAST A DISTANCE OF 60.06 FEET; THENCE SOUTH 00°06'46" EAST A DISTANCE OF 271.28 FEET; THENCE NORTH 60°02'08" WEST A DISTANCE OF 187.81 FEET; THENCE NORTH 29°57'59" EAST A DISTANCE OF 204.44 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 27,344 SQUARE FEET OR 0.63 ACRES MORE OR LESS.



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81122
PH(970)884-5069

**DISTRICT ONE
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	06-20-2023

DISTRICT 2
LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89°38'32" EAST, A DISTANCE OF 477.50 FEET; THENCE NORTH 00°14'06" WEST, A DISTANCE OF 185.67 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 802.38 FEET; THENCE SOUTH 00°39'36" WEST, A DISTANCE OF 300.07 FEET; THENCE SOUTH 89°46'52" WEST, A DISTANCE OF 129.44 FEET; THENCE SOUTH 15°46'34" WEST, A DISTANCE OF 1267.80 FEET; THENCE 89°15'42" WEST, A DISTANCE OF 583.04 FEET; THENCE NORTH 01° 03'44" EAST, A DISTANCE OF 237.09 FEET; THENCE NORTH 87°25'22" EAST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 15°53'19" WEST, A DISTANCE OF 132.79 FEET; THENCE SOUTH 74°14'47" EAST, A DISTANCE OF 123.02 FEET; THENCE NORTH 15°46'11" EAST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°13'23" WEST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'31" WEST, A DISTANCE OF 10.45 FEET; THENCE NORTH 89°16'14" WEST, A DISTANCE OF 244.84 FEET; THENCE NORTH 58°00'36" WEST, A DISTANCE OF 35.73 FEET; THENCE NORTH 72°39'55" WEST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 17°20'11" WEST, A DISTANCE OF 38.45 FEET; THENCE NORTH 89°17'22" WEST, A DISTANCE OF 145.95 FEET; THENCE 82°33'29" WEST, A DISTANCE OF 34.33 FEET; THENCE NORTH 66°39'31" WEST, A DISTANCE OF 12.96 FEET; THENCE NORTH 82°33'24" WEST, A DISTANCE OF 127.69 FEET; THENCE NORTH 07°23'41" EAST, A DISTANCE OF 314.03 FEET; THENCE NORTH 89°17'01" WEST, A DISTANCE OF 251.66 FEET; THENCE NORTH 07°03'11" EAST, A DISTANCE OF 37.73 FEET; THENCE NORTH 29°57'59" EAST, A DISTANCE OF 674.34 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING 1,454,944 SQUARE FEET OR 33.40 ACRES MORE OR LESS.

Check acreages the two rezones are 14 plus 40 acres roughly 54 acres, and appear to include the Districts 1-4...?



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81122
PH(970)884-5069

**DISTRICT TWO
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	06-20-2023

DISTRICT 3
LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1410.62 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°17'02" EAST, A DISTANCE OF 251.66 FEET; THENCE SOUTH 07°23'41" EAST, 311.03 FEET; THENCE SOUTH 82°33'24" EAST, A DISTANCE OF 127.69 FEET; THENCE SOUTH 66°39'31" EAST, A DISTANCE OF 12.96 FEET; THENCE SOUTH 82°33'29" EAST, A DISTANCE OF 34.33 FEET; THENCE SOUTH 89°17'22" EAST, A DISTANCE OF 145.95 FEET; THENCE NORTH 17°20'11" EAST, A DISTANCE OF 38.45 FEET; THENCE SOUTH 72°39'56" EAST, A DISTANCE OF 64.05 FEET; THENCE SOUTH 58°00'36" EAST, A DISTANCE OF 35.73 FEET; THENCE SOUTH 89°16'14" EAST, A DISTANCE OF 244.84 FEET; THENCE NORTH 15°46'31" EAST, A DISTANCE OF 10.45 FEET; THENCE SOUTH 74°13'23" EAST, A DISTANCE OF 122.99 FEET; THENCE SOUTH 15°46'11" WEST, A DISTANCE OF 149.98 FEET; THENCE NORTH 74°14'47" WEST, A DISTANCE OF 118.40 FEET; THENCE NORTH 15°53'19" EAST, A DISTANCE OF 32.79 FEET; THENCE SOUTH 87°25'22" WEST, A DISTANCE OF 284.70 FEET; THENCE SOUTH 01°03'44" WEST, A DISTANCE OF 237.09 FEET; THENCE SOUTH 89°15'42" EAST, A DISTANCE OF 95.59 FEET; THENCE SOUTH 14°00'25" WEST, A DISTANCE OF 242.35 FEET; THENCE SOUTH 11°49'44" EAST, A DISTANCE OF 121.06 FEET; THENCE SOUTH 59°05'54" EAST, A DISTANCE OF 49.90 FEET; THENCE SOUTH 30°35'19" WEST, A DISTANCE OF 189.63 FEET; THENCE NORTH 16°21'05" WEST, A DISTANCE OF 363.90 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 143.32 FEET; THENCE NORTH 00°48'57" EAST, A DISTANCE OF 48.69 FEET; THENCE NORTH 89°14'56" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 00°48'57" WEST, A DISTANCE OF 54.26 FEET TO THE POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 621.00 FEET AND AN ARC LENGTH OF 177.65 FEET; THENCE SOUTH 15°34'31" EAST, A DISTANCE OF 647.10 FEET TO THE POINT OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 501.00 FEET AND AN ARC LENGTH OF 254.36 FEET; THENCE SOUTH 13°30'52" WEST, A DISTANCE OF 382.55 FEET TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 630.71 FEET AND AN ARC LENGTH OF 254.83 FEET; THENCE SOUTH 89°49'13" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 00°43'52" EAST, A DISTANCE OF 442.68 FEET; THENCE NORTH 89°03'42" WEST, A DISTANCE OF 394.63 FEET; THENCE NORTH 07°26'16" EAST, A DISTANCE OF 1970.57 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1,346,058 SQUARE FEET OR 30.90 ACRES MORE OR LESS.



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81122
ph(970)884-5069

**DISTRICT THREE
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	05-15-2024

**DISTRICT 4
LEGAL DESCRIPTION**

**A TRACT OF LAND IN SECTION 2, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 2 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 2 BEARS SOUTH 00°06'22" EAST, A DISTANCE OF 2767.12 FEET (BASIS OF BEARINGS FOR THIS DESCRIPTION); THENCE SOUTH 83°08'01" EAST, A DISTANCE OF 1512.46 FEET TO THE TRUE POINT OF BEGINNING;**

THENCE NORTH 89°38'32" EAST, A DISTANCE OF 477.71 FEET; NORTH 00°14'06" WEST, A DISTANCE OF 185.67 FEET; THENCE NORTH 89°46'10" EAST, A DISTANCE OF 114.36 FEET; THENCE SOUTH 30°37'54" WEST, A DISTANCE OF 179.87 FEET; THENCE NORTH 89°38'32" WEST, A DISTANCE OF 22.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,132 SQUARE FEET OR 0.32 ACRES MORE OR LESS.



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81222
ph(970)884-5069

**DISTRICT 4
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO. **21-014**

DRAFTER: **BJS**

CHECKER: **BJS**

05-15-2024

EXHIBIT A.6.

LEGAL DESCRIPTION OF ADDITIONAL INCLUDED PROPERTY

**FUTURE INCLUSION AREA
LEGAL DESCRIPTION**

THAT PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2 LYING WEST OF INTERSTATE HIGHWAY NO. 25 IN TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF SAID SECTION 2 THAT IS 30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID

SECTION 2;

THENCE ON A LINE THAT IS PARALLEL TO AND 30 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 2, NORTH 89° 12' EAST, 584.4

FEET;

THENCE SOUTH 84° 20' EAST ALONG THE RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 25, 132.10 FEET; THENCE CONTINUE ON

SAID RIGHT OF WAY LINE SOUTH 44° 27' 30" EAST, 76.8 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 4° 36' EAST, 930.13 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY SOUTH 6° 42' WEST, 457.05 FEET, TO THE SOUTH LINE OF THE NORTHWEST OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE ALONG SAID SOUTH LINE, NORTH 89° 30' WEST, 736.91 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST OF THE NORTHWEST QUARTER OF SAID SECTION 2;

THENCE NORTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2 TO THE POINT OF BEGINNING AND EXCEPTING ANY PORTION LYING WITHIN THE

COUNTY ROAD KNOWN AS BEACON LITE ROAD, COUNTY OF ELPASO, STATE OF COLORADO.

CONTAINING 25.20 ACRES MORE OR LESS.



BEAR CREEK SURVEYING INC.

95 SOUTH BEAR CREEK ROAD
PO BOX 2015, BAYFIELD, CO 81122
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**FUTURE INCLUSION AREA
LEGAL DESCRIPTION
2 OF 2**

PROJ. NO.	21-014
DRAFTER:	BJS
CHECKER:	BJS
DATE:	06-20-2023

EXHIBIT B

DEVELOPMENT SUMMARY

The Project is planned to include 37 single-family lots located in the RS-6000 zoning district and 22 lots within the RM-12 zoning district, which will allow for the construction of a combined total of 305 dwelling units within duplexes, tri-plexes, and four-plexes. A breakdown of the number and type of proposed dwelling units within each zoning district is included below:

RS-6000 Zoning District (18.97 acres)

37 single-family detached dwelling units

RM-12 Zoning District (40.51 acres)

108 duplexes – 216 dwelling units

15 three-plexes – 45 dwelling units

11 four-plexes – 44 dwelling units

Full build-out of the Project is expected to occur over the course of seven (7) years and is planned to progress from south to north with extension of water and wastewater infrastructure from the existing terminus of facilities owned by Woodmoor Water & Sanitation District located south of the project; however, sequential construction of the project is subject to change due to the need to respond to future unforeseen market demands.

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

**Monument Ridge East Metropolitan District Improvements
Districts 1-4**

PUBLIC ROADWAY AND SITE IMPROVEMENTS	
STREETS	\$1,447,390
SITE (GRADING, STORM SEWER, EROSION CONTROL)	\$3,641,080
DETENTION/WATER QUALITY POND	\$847,900
COMMON LANDSCAPING BERM	\$540,000
MOBILIZATION	\$325,800
PURCHASE WATER	\$5,520,000
UTILITY	
POTABLE WATER	\$254,570
SANITARY SEWER	\$934,580
DRY UTILITIES	Not included
SUBTOTAL COST	\$13,511,320
CONTINGENCY	\$1,951,155
TOTAL	\$15,462,475

Please label columns

STREETS				
CURB AND GUTTER	8000.00	LF	34	\$272,000.00
ASPHALT	13500.00	SY	42	\$567,000.00
6" ABC	4100.00	TN	50	\$205,000.00
Cross Pans	7.00	EA	4,500.00	\$31,500.00
Handi Ramps	17.00	EA	3,050.00	\$51,850.00
SQUARE RETURNS	14.00	EA	8,280.00	\$115,920.00
SIDEWALK	28350.00	LF	7.2	\$204,120.00
			SUBTOTAL	\$1,447,390.00
SITE GRADING				
DIRT EXPORT	145000	CY	9.60	\$1,392,000.00
TOPSOIL	3800	CY	7.20	\$27,360.00
CLEAR AND GRUB	1	LS	18,000.00	\$18,000.00
STORM DRAIN				
18" RCP	620	LF	148.00	\$91,760.00
24" RCP	1020	LF	172.00	\$175,440.00
30" RCP	1180	EA	218.00	\$257,240.00
36" RCP	530	EA	254.00	\$134,620.00
42" RCP	660	EA	308.00	\$203,280.00
48" RCP	75	LF	368.00	\$27,600.00
54" RCP	1634	LF	440.00	\$718,960.00
TYPE R INLET	14	EA	9,950.00	\$139,300.00
MANHOLES	17	EA	12,840.00	\$218,280.00
END SECTIONS	8	EA	3,780.00	\$30,240.00
EROSION CONTROL				
EROSION CONTROL	1	LS	207,000.00	\$207,000.00
			SUBTOTAL	\$3,641,080.00
DETENTION/WATER QUALITY				
FOREBAY	8	EA	42,600.00	\$340,800.00
TRICKLE CHANNEL	670	LF	190	\$127,300.00
OUTLET STRUCTURE	6	EA	63,300.00	\$379,800.00
			SUBTOTAL	\$847,900.00
LANDSCAPE BERM				
LANDSCAPE BERM	1	LS	540,000.00	\$540,000.00
			SUBTOTAL	\$540,000.00
MOBILIZATION				
MOBILIZATION	1	LS	325,800.00	\$325,800.00
			SUBTOTAL	\$325,800.00
PURCHASE WATER				
PURCHASE WATER	1	LS	5,520,000.00	\$5,520,000.00
			SUBTOTAL	\$5,520,000.00

This is very inexpensive
7.2\$ / LF

UTILITY				
POTABLE WATER				
8" PVC	1100	LF	165	\$181,500.00
6" PVC	200	LF	145	\$29,000.00
FIRE HYDRANTS	1	EA	11,190.00	\$11,190.00
LANDSCAPE TAP	4	EA	8,220.00	\$32,880.00
			SUBTOTAL	\$254,570.00
SEWER				
8" PVC / FORCED MAIN	5550	LF	144	\$799,200.00
MANHOLES	14	EA	9,670.00	\$135,380.00
			SUBTOTAL	\$934,580.00
			CONTINGENCY	\$1,951,155.00

EXHIBIT D

FINANCIAL PLAN SUMMARY

MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1 - 4
 El Paso County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2025**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035**  
 ~~~~~

Combined District Revenues / Service Plan (Residential only)
 ~~~~~

| <b>Bond Assumptions</b>                   | <b>Series 2025</b> | <b>Series 2035</b> | <b>Total</b>        |
|-------------------------------------------|--------------------|--------------------|---------------------|
| Closing Date                              | 12/1/2025          | 12/1/2035          |                     |
| First Call Date                           | 12/1/2030          | 12/1/2045          |                     |
| Final Maturity                            | 12/1/2055          | 12/1/2065          |                     |
| <b>Sources of Funds</b>                   |                    |                    |                     |
| Par Amount                                | 13,565,000         | 17,800,000         | <b>31,365,000</b>   |
| Funds on Hand                             | 0                  | 1,160,750          | <b>1,160,750</b>    |
| <b>Total</b>                              | <b>13,565,000</b>  | <b>18,960,750</b>  | <b>32,525,750</b>   |
| <b>Uses of Funds</b>                      |                    |                    |                     |
| Project Fund                              | <b>\$9,862,200</b> | <b>\$5,861,750</b> | <b>\$15,723,950</b> |
| Refunding Escrow                          | 0                  | 12,760,000         | <b>12,760,000</b>   |
| Debt Service Reserve                      | 1,096,750          | 0                  | <b>1,096,750</b>    |
| Capitalized Interest                      | 2,034,750          | 0                  | <b>2,034,750</b>    |
| Costs of Issuance                         | 571,300            | 339,000            | <b>910,300</b>      |
| <b>Total</b>                              | <b>13,565,000</b>  | <b>18,960,750</b>  | <b>32,525,750</b>   |
| <b>Bond Features</b>                      |                    |                    |                     |
| Projected Coverage at Mill Levy Cap       | 100x               | 100x               |                     |
| Tax Status                                | Tax-Exempt         | Tax-Exempt         |                     |
| Rating                                    | Non-Rated          | Inv. Grade         |                     |
| Average Coupon                            | 5.000%             | 4.000%             |                     |
| Annual Trustee Fee                        | \$4,000            | \$4,000            |                     |
| <b>Biennial Reassessment</b>              |                    |                    |                     |
| Residential                               | 2.00%              | 2.00%              |                     |
| <b>Taxing Authority Assumptions</b>       |                    |                    |                     |
| <b>Metropolitan District Revenue</b>      |                    |                    |                     |
| Residential Assessment Ratio              |                    |                    |                     |
| <i>Service Plan Gallagherization Base</i> | 7.15%              |                    |                     |
| <i>Current Assumption</i>                 | 7.15%              |                    |                     |
| Debt Service Mills                        |                    |                    |                     |
| <i>Service Plan Mill Levy Cap</i>         | 50.000             |                    |                     |
| <i>Maximum Adjusted Cap</i>               | 50.000             |                    |                     |
| <i>Target Mill Levy - Residential</i>     | 50.000             |                    |                     |
| Specific Ownership Taxes                  | 6.00%              |                    |                     |
| County Treasurer Fee                      | 1.50%              |                    |                     |
| <b>Operations</b>                         |                    |                    |                     |
| Operations Mill Levy                      | 10.000             |                    |                     |
| Total District Mill Levy                  | 60.000             |                    |                     |
| <b>Special Purpose Levy</b>               |                    |                    |                     |
| Special Purpose Mill Levy                 | 5.000              |                    |                     |

The financial analysis does not include any land use in D4 which is a small pocket east of I-25 and includes a planned area as the future inclusion area west of I-25 and has no proposed uses in review. The costs for D1-3 Residential is depicted as \$15 Million+, yet Districts are asking for \$33 million debt. why does D1-3 discharge the debt and no data supports D4 discharging the debt for improvements in the future inclusion area when that appears to be the intent from the start? Please provide a

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1- 4 (RESIDENTIAL)**  
**Development Summary**

|                                      | Residential         |                      |                     |           |           |           |           |           | Total Residential    |
|--------------------------------------|---------------------|----------------------|---------------------|-----------|-----------|-----------|-----------|-----------|----------------------|
|                                      | West Parcel - South | West Parcel - North  | East Parcel         | Product 4 | Product 5 | Product 6 | Product 7 | Product 8 |                      |
| <b>Statutory Actual Value (2024)</b> | <b>\$500,000</b>    | <b>\$650,000</b>     | <b>\$825,000</b>    | <b>\$</b> | <b>\$</b> | <b>\$</b> | <b>\$</b> | <b>\$</b> |                      |
| 2024                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2025                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2026                                 | 36                  | 27                   | 16                  | -         | -         | -         | -         | -         | 79                   |
| 2027                                 | 48                  | 36                   | 21                  | -         | -         | -         | -         | -         | 105                  |
| 2028                                 | 5                   | 36                   | -                   | -         | -         | -         | -         | -         | 41                   |
| 2029                                 | -                   | 36                   | -                   | -         | -         | -         | -         | -         | 36                   |
| 2030                                 | -                   | 36                   | -                   | -         | -         | -         | -         | -         | 36                   |
| 2031                                 | -                   | 36                   | -                   | -         | -         | -         | -         | -         | 36                   |
| 2032                                 | -                   | 9                    | -                   | -         | -         | -         | -         | -         | 9                    |
| 2033                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2034                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2035                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2036                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2037                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2038                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2039                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2040                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2041                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2042                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2043                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2044                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2045                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2046                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2047                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2048                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2049                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2050                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2051                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2052                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2053                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| 2054                                 | -                   | -                    | -                   | -         | -         | -         | -         | -         | -                    |
| <b>Total Units</b>                   | <b>89</b>           | <b>216</b>           | <b>37</b>           | <b>-</b>  | <b>-</b>  | <b>-</b>  | <b>-</b>  | <b>-</b>  | <b>342</b>           |
| <b>Total Statutory Actual Value</b>  | <b>\$44,500,000</b> | <b>\$140,400,000</b> | <b>\$30,525,000</b> | <b>\$</b> | <b>\$</b> | <b>\$</b> | <b>\$</b> | <b>\$</b> | <b>\$215,425,000</b> |

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1- 4 (RESIDENTIAL)**  
**Assessed Value Calculation**

|       | Vacant Land               |                    | Residential       |              |                      |                    | Total              |
|-------|---------------------------|--------------------|-------------------|--------------|----------------------|--------------------|--------------------|
|       | Cumulative Statutory      | Assessed Value     | Total             | Biennial     | Cumulative Statutory | Assessed Value     | Assessed Value     |
|       | Actual Value <sup>1</sup> | in Collection Year | Residential Units | Reassessment | Actual Value         | in Collection Year | in Collection Year |
|       |                           | (2-year lag)       |                   |              |                      | (2-year lag)       | (2-year lag)       |
|       | 29.00%                    |                    | 2.00%             |              | 7.15%                |                    |                    |
| 2023  | 0                         |                    | 0                 |              | 0                    |                    |                    |
| 2024  | 0                         | 0                  | 0                 | 0            | 0                    | 0                  | 0                  |
| 2025  | 4,875,000                 | 0                  | 0                 |              | 0                    | 0                  | 0                  |
| 2026  | 6,472,500                 | 0                  | 79                | 0            | 50,719,500           | 0                  | 0                  |
| 2027  | 2,590,000                 | 1,413,750          | 105               |              | 119,406,188          | 0                  | 1,413,750          |
| 2028  | 2,340,000                 | 1,877,025          | 41                | 2,388,124    | 149,829,305          | 3,626,444          | 5,503,469          |
| 2029  | 2,340,000                 | 751,100            | 36                |              | 175,664,795          | 8,537,542          | 9,288,642          |
| 2030  | 2,340,000                 | 678,600            | 36                | 3,513,296    | 205,530,292          | 10,712,795         | 11,391,395         |
| 2031  | 585,000                   | 678,600            | 36                |              | 232,409,536          | 12,560,033         | 13,238,633         |
| 2032  | 0                         | 678,600            | 9                 | 4,648,191    | 243,911,935          | 14,695,416         | 15,374,016         |
| 2033  | 0                         | 169,650            | 0                 |              | 243,911,935          | 16,617,282         | 16,786,932         |
| 2034  | 0                         | 0                  | 0                 | 4,878,239    | 248,790,173          | 17,439,703         | 17,439,703         |
| 2035  | 0                         | 0                  | 0                 |              | 248,790,173          | 17,439,703         | 17,439,703         |
| 2036  | 0                         | 0                  | 0                 | 4,975,803    | 253,765,977          | 17,788,497         | 17,788,497         |
| 2037  | 0                         | 0                  | 0                 |              | 253,765,977          | 17,788,497         | 17,788,497         |
| 2038  | 0                         | 0                  | 0                 | 5,075,320    | 258,841,296          | 18,144,267         | 18,144,267         |
| 2039  | 0                         | 0                  | 0                 |              | 258,841,296          | 18,144,267         | 18,144,267         |
| 2040  | 0                         | 0                  | 0                 | 5,176,826    | 264,018,122          | 18,507,153         | 18,507,153         |
| 2041  | 0                         | 0                  | 0                 |              | 264,018,122          | 18,507,153         | 18,507,153         |
| 2042  | 0                         | 0                  | 0                 | 5,280,362    | 269,298,485          | 18,877,296         | 18,877,296         |
| 2043  | 0                         | 0                  | 0                 |              | 269,298,485          | 18,877,296         | 18,877,296         |
| 2044  | 0                         | 0                  | 0                 | 5,385,970    | 274,684,454          | 19,254,842         | 19,254,842         |
| 2045  | 0                         | 0                  | 0                 |              | 274,684,454          | 19,254,842         | 19,254,842         |
| 2046  | 0                         | 0                  | 0                 | 5,493,689    | 280,178,143          | 19,639,938         | 19,639,938         |
| 2047  | 0                         | 0                  | 0                 |              | 280,178,143          | 19,639,938         | 19,639,938         |
| 2048  | 0                         | 0                  | 0                 | 5,603,563    | 285,781,706          | 20,032,737         | 20,032,737         |
| 2049  | 0                         | 0                  | 0                 |              | 285,781,706          | 20,032,737         | 20,032,737         |
| 2050  | 0                         | 0                  | 0                 | 5,715,634    | 291,497,340          | 20,433,392         | 20,433,392         |
| 2051  | 0                         | 0                  | 0                 |              | 291,497,340          | 20,433,392         | 20,433,392         |
| 2052  | 0                         | 0                  | 0                 | 5,829,947    | 297,327,287          | 20,842,060         | 20,842,060         |
| 2053  | 0                         | 0                  | 0                 |              | 297,327,287          | 20,842,060         | 20,842,060         |
| 2054  | 0                         | 0                  | 0                 | 5,946,546    | 303,273,833          | 21,258,901         | 21,258,901         |
| 2055  | 0                         | 0                  | 0                 |              | 303,273,833          | 21,258,901         | 21,258,901         |
| 2056  | 0                         | 0                  | 0                 | 6,065,477    | 309,339,310          | 21,684,079         | 21,684,079         |
| 2057  | 0                         | 0                  | 0                 |              | 309,339,310          | 21,684,079         | 21,684,079         |
| 2058  | 0                         | 0                  | 0                 | 6,186,786    | 315,526,096          | 22,117,761         | 22,117,761         |
| 2059  | 0                         | 0                  | 0                 |              | 315,526,096          | 22,117,761         | 22,117,761         |
| 2060  | 0                         | 0                  | 0                 | 6,310,522    | 321,836,618          | 22,560,116         | 22,560,116         |
| 2061  | 0                         | 0                  | 0                 |              | 321,836,618          | 22,560,116         | 22,560,116         |
| 2062  | 0                         | 0                  | 0                 | 6,436,732    | 328,273,350          | 23,011,318         | 23,011,318         |
| 2063  | 0                         | 0                  | 0                 |              | 328,273,350          | 23,011,318         | 23,011,318         |
| 2064  | 0                         | 0                  | 0                 | 6,565,467    | 334,838,817          | 23,471,545         | 23,471,545         |
| 2065  | 0                         | 0                  | 0                 |              | 334,838,817          | 23,471,545         | 23,471,545         |
| Total |                           |                    | 342               | 101,476,493  |                      |                    |                    |

1. Vacant land value calculated in year prior to construction as 10% of built-out market value  
2. Manual adjustment to actual value per assessor  
3. SFD RAR Assumes 6.95% in '23, 6.70% in '24; back to 7.15% thereafter

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1- 4 (RESIDENTIAL)**  
**Revenue Calculation**

|       | District Mill Levy Revenue |                             |                |                    | Expenses         | Total             |
|-------|----------------------------|-----------------------------|----------------|--------------------|------------------|-------------------|
|       | Assessed Value             | Debt Mill Levy              | Debt Mill Levy | Specific Ownership | County Treasurer | Revenue Available |
|       | in Collection Year         |                             | Collections    | Taxes              | Fee              | for Debt Service  |
|       | (2-year lag)               | 50.000 Cap<br>50.000 Target | 99.5%          | 6.00%              | 1.50%            |                   |
| 2023  |                            |                             |                |                    |                  |                   |
| 2024  | 0                          | 0.000                       | 0              | 0                  | 0                | 0                 |
| 2025  | 0                          | 0.000                       | 0              | 0                  | 0                | 0                 |
| 2026  | 0                          | 50.000                      | 0              | 0                  | 0                | 0                 |
| 2027  | 1,413,750                  | 50.000                      | 70,334         | 4,220              | (1,055)          | 73,499            |
| 2028  | 5,503,469                  | 50.000                      | 273,798        | 16,428             | (4,107)          | 286,118           |
| 2029  | 9,288,642                  | 50.000                      | 462,110        | 27,727             | (6,932)          | 482,905           |
| 2030  | 11,391,395                 | 50.000                      | 566,722        | 34,003             | (8,501)          | 592,224           |
| 2031  | 13,238,633                 | 50.000                      | 658,622        | 39,517             | (9,879)          | 688,260           |
| 2032  | 15,374,016                 | 50.000                      | 764,857        | 45,891             | (11,473)         | 799,276           |
| 2033  | 16,786,932                 | 50.000                      | 835,150        | 50,109             | (12,527)         | 872,732           |
| 2034  | 17,439,703                 | 50.000                      | 867,625        | 52,058             | (13,014)         | 906,668           |
| 2035  | 17,439,703                 | 50.000                      | 867,625        | 52,058             | (13,014)         | 906,668           |
| 2036  | 17,788,497                 | 50.000                      | 884,978        | 53,099             | (13,275)         | 924,802           |
| 2037  | 17,788,497                 | 50.000                      | 884,978        | 53,099             | (13,275)         | 924,802           |
| 2038  | 18,144,267                 | 50.000                      | 902,677        | 54,161             | (13,540)         | 943,298           |
| 2039  | 18,144,267                 | 50.000                      | 902,677        | 54,161             | (13,540)         | 943,298           |
| 2040  | 18,507,153                 | 50.000                      | 920,731        | 55,244             | (13,811)         | 962,164           |
| 2041  | 18,507,153                 | 50.000                      | 920,731        | 55,244             | (13,811)         | 962,164           |
| 2042  | 18,877,296                 | 50.000                      | 939,145        | 56,349             | (14,087)         | 981,407           |
| 2043  | 18,877,296                 | 50.000                      | 939,145        | 56,349             | (14,087)         | 981,407           |
| 2044  | 19,254,842                 | 50.000                      | 957,928        | 57,476             | (14,369)         | 1,001,035         |
| 2045  | 19,254,842                 | 50.000                      | 957,928        | 57,476             | (14,369)         | 1,001,035         |
| 2046  | 19,639,938                 | 50.000                      | 977,087        | 58,625             | (14,656)         | 1,021,056         |
| 2047  | 19,639,938                 | 50.000                      | 977,087        | 58,625             | (14,656)         | 1,021,056         |
| 2048  | 20,032,737                 | 50.000                      | 996,629        | 59,798             | (14,949)         | 1,041,477         |
| 2049  | 20,032,737                 | 50.000                      | 996,629        | 59,798             | (14,949)         | 1,041,477         |
| 2050  | 20,433,392                 | 50.000                      | 1,016,561      | 60,994             | (15,248)         | 1,062,307         |
| 2051  | 20,433,392                 | 50.000                      | 1,016,561      | 60,994             | (15,248)         | 1,062,307         |
| 2052  | 20,842,060                 | 50.000                      | 1,036,892      | 62,214             | (15,553)         | 1,083,553         |
| 2053  | 20,842,060                 | 50.000                      | 1,036,892      | 62,214             | (15,553)         | 1,083,553         |
| 2054  | 21,258,901                 | 50.000                      | 1,057,630      | 63,458             | (15,864)         | 1,105,224         |
| 2055  | 21,258,901                 | 50.000                      | 1,057,630      | 63,458             | (15,864)         | 1,105,224         |
| 2056  | 21,684,079                 | 50.000                      | 1,078,783      | 64,727             | (16,182)         | 1,127,328         |
| 2057  | 21,684,079                 | 50.000                      | 1,078,783      | 64,727             | (16,182)         | 1,127,328         |
| 2058  | 22,117,761                 | 50.000                      | 1,100,359      | 66,022             | (16,505)         | 1,149,875         |
| 2059  | 22,117,761                 | 50.000                      | 1,100,359      | 66,022             | (16,505)         | 1,149,875         |
| 2060  | 22,560,116                 | 50.000                      | 1,122,366      | 67,342             | (16,835)         | 1,172,872         |
| 2061  | 22,560,116                 | 50.000                      | 1,122,366      | 67,342             | (16,835)         | 1,172,872         |
| 2062  | 23,011,318                 | 50.000                      | 1,144,813      | 68,689             | (17,172)         | 1,196,330         |
| 2063  | 23,011,318                 | 50.000                      | 1,144,813      | 68,689             | (17,172)         | 1,196,330         |
| 2064  | 23,471,545                 | 50.000                      | 1,167,709      | 70,063             | (17,516)         | 1,220,256         |
| 2065  | 23,471,545                 | 50.000                      | 1,167,709      | 70,063             | (17,516)         | 1,220,256         |
| Total |                            |                             | 35,975,421     | 2,158,525          | (539,631)        | 37,594,315        |

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1- 4 (RESIDENTIAL)**  
**Operations Projection**

|       | Total                                                | Operations Revenue                       |                              |                                   |                                  | Total                               | Total Mills             |
|-------|------------------------------------------------------|------------------------------------------|------------------------------|-----------------------------------|----------------------------------|-------------------------------------|-------------------------|
|       | Assessed Value<br>in Collection Year<br>(2-year lag) | Operations<br>Mill Levy<br>10.000 Target | Ops Mill Levy<br>Collections | Specific Ownership<br>Taxes<br>6% | County Treasurer<br>Fee<br>1.50% | Revenue Available<br>for Operations | Total<br>District Mills |
| 2023  |                                                      |                                          |                              |                                   |                                  |                                     |                         |
| 2024  | 0                                                    | 0.000                                    | 0                            | 0                                 | 0                                | 0                                   | 0.000                   |
| 2025  | 0                                                    | 0.000                                    | 0                            | 0                                 | 0                                | 0                                   | 0.000                   |
| 2026  | 0                                                    | 10.000                                   | 0                            | 0                                 | 0                                | 0                                   | 60.000                  |
| 2027  | 1,413,750                                            | 10.000                                   | 14,067                       | 844                               | (211)                            | 14,700                              | 60.000                  |
| 2028  | 5,503,469                                            | 10.000                                   | 54,760                       | 3,286                             | (821)                            | 57,224                              | 60.000                  |
| 2029  | 9,288,642                                            | 10.000                                   | 92,422                       | 5,545                             | (1,386)                          | 96,581                              | 60.000                  |
| 2030  | 11,391,395                                           | 10.000                                   | 113,344                      | 6,801                             | (1,700)                          | 118,445                             | 60.000                  |
| 2031  | 13,238,633                                           | 10.000                                   | 131,724                      | 7,903                             | (1,976)                          | 137,652                             | 60.000                  |
| 2032  | 15,374,016                                           | 10.000                                   | 152,971                      | 9,178                             | (2,295)                          | 159,855                             | 60.000                  |
| 2033  | 16,786,932                                           | 10.000                                   | 167,030                      | 10,022                            | (2,505)                          | 174,546                             | 60.000                  |
| 2034  | 17,439,703                                           | 10.000                                   | 173,525                      | 10,412                            | (2,603)                          | 181,334                             | 60.000                  |
| 2035  | 17,439,703                                           | 10.000                                   | 173,525                      | 10,412                            | (2,603)                          | 181,334                             | 60.000                  |
| 2036  | 17,788,497                                           | 10.000                                   | 176,996                      | 10,620                            | (2,655)                          | 184,960                             | 60.000                  |
| 2037  | 17,788,497                                           | 10.000                                   | 176,996                      | 10,620                            | (2,655)                          | 184,960                             | 60.000                  |
| 2038  | 18,144,267                                           | 10.000                                   | 180,535                      | 10,832                            | (2,708)                          | 188,660                             | 60.000                  |
| 2039  | 18,144,267                                           | 10.000                                   | 180,535                      | 10,832                            | (2,708)                          | 188,660                             | 60.000                  |
| 2040  | 18,507,153                                           | 10.000                                   | 184,146                      | 11,049                            | (2,762)                          | 192,433                             | 60.000                  |
| 2041  | 18,507,153                                           | 10.000                                   | 184,146                      | 11,049                            | (2,762)                          | 192,433                             | 60.000                  |
| 2042  | 18,877,296                                           | 10.000                                   | 187,829                      | 11,270                            | (2,817)                          | 196,281                             | 60.000                  |
| 2043  | 18,877,296                                           | 10.000                                   | 187,829                      | 11,270                            | (2,817)                          | 196,281                             | 60.000                  |
| 2044  | 19,254,842                                           | 10.000                                   | 191,586                      | 11,495                            | (2,874)                          | 200,207                             | 60.000                  |
| 2045  | 19,254,842                                           | 10.000                                   | 191,586                      | 11,495                            | (2,874)                          | 200,207                             | 60.000                  |
| 2046  | 19,639,938                                           | 10.000                                   | 195,417                      | 11,725                            | (2,931)                          | 204,211                             | 60.000                  |
| 2047  | 19,639,938                                           | 10.000                                   | 195,417                      | 11,725                            | (2,931)                          | 204,211                             | 60.000                  |
| 2048  | 20,032,737                                           | 10.000                                   | 199,326                      | 11,960                            | (2,990)                          | 208,295                             | 60.000                  |
| 2049  | 20,032,737                                           | 10.000                                   | 199,326                      | 11,960                            | (2,990)                          | 208,295                             | 60.000                  |
| 2050  | 20,433,392                                           | 10.000                                   | 203,312                      | 12,199                            | (3,050)                          | 212,461                             | 60.000                  |
| 2051  | 20,433,392                                           | 10.000                                   | 203,312                      | 12,199                            | (3,050)                          | 212,461                             | 60.000                  |
| 2052  | 20,842,060                                           | 10.000                                   | 207,378                      | 12,443                            | (3,111)                          | 216,711                             | 60.000                  |
| 2053  | 20,842,060                                           | 10.000                                   | 207,378                      | 12,443                            | (3,111)                          | 216,711                             | 60.000                  |
| 2054  | 21,258,901                                           | 10.000                                   | 211,526                      | 12,692                            | (3,173)                          | 221,045                             | 60.000                  |
| 2055  | 21,258,901                                           | 10.000                                   | 211,526                      | 12,692                            | (3,173)                          | 221,045                             | 60.000                  |
| 2056  | 21,684,079                                           | 10.000                                   | 215,757                      | 12,945                            | (3,236)                          | 225,466                             | 60.000                  |
| 2057  | 21,684,079                                           | 10.000                                   | 215,757                      | 12,945                            | (3,236)                          | 225,466                             | 60.000                  |
| 2058  | 22,117,761                                           | 10.000                                   | 220,072                      | 13,204                            | (3,301)                          | 229,975                             | 60.000                  |
| 2059  | 22,117,761                                           | 10.000                                   | 220,072                      | 13,204                            | (3,301)                          | 229,975                             | 60.000                  |
| 2060  | 22,560,116                                           | 10.000                                   | 224,473                      | 13,468                            | (3,367)                          | 234,574                             | 60.000                  |
| 2061  | 22,560,116                                           | 10.000                                   | 224,473                      | 13,468                            | (3,367)                          | 234,574                             | 60.000                  |
| 2062  | 23,011,318                                           | 10.000                                   | 228,963                      | 13,738                            | (3,434)                          | 239,266                             | 60.000                  |
| 2063  | 23,011,318                                           | 10.000                                   | 228,963                      | 13,738                            | (3,434)                          | 239,266                             | 60.000                  |
| 2064  | 23,471,545                                           | 10.000                                   | 233,542                      | 14,013                            | (3,503)                          | 244,051                             | 60.000                  |
| 2065  | 23,471,545                                           | 10.000                                   | 233,542                      | 14,013                            | (3,503)                          | 244,051                             | 60.000                  |
| Total |                                                      |                                          | 7,195,084                    | 431,705                           | (107,926)                        | 7,518,863                           |                         |

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1- 4 (RESIDENTIAL)**  
**Special Purpose Mill Levy**

|       | Total                              | Special Purpose Mill Levy Revenue |                          |                    |                  | Total                            | Total Mills                           |
|-------|------------------------------------|-----------------------------------|--------------------------|--------------------|------------------|----------------------------------|---------------------------------------|
|       | Assessed Value                     | Special Purpose                   | Special Purpose          | Specific Ownership | County Treasurer | Revenue Available                | Total                                 |
|       | in Collection Year<br>(2-year lag) | Mill Levy<br>5.000 Target         | Mill Levy<br>Collections | Taxes<br>6%        | Fee<br>1.50%     | for Special<br>Purpose Mill Levy | District Mills +<br>Spec. Purp. Mills |
| 2023  |                                    |                                   |                          |                    |                  |                                  |                                       |
| 2024  | 0                                  | 0.000                             | 0                        | 0                  | 0                | 0                                | 0.000                                 |
| 2025  | 0                                  | 0.000                             | 0                        | 0                  | 0                | 0                                | 0.000                                 |
| 2026  | 0                                  | 5.000                             | 0                        | 0                  | 0                | 0                                | 65.000                                |
| 2027  | 1,413,750                          | 5.000                             | 7,033                    | 422                | (106)            | 7,350                            | 65.000                                |
| 2028  | 5,503,469                          | 5.000                             | 27,380                   | 1,643              | (411)            | 28,612                           | 65.000                                |
| 2029  | 9,288,642                          | 5.000                             | 46,211                   | 2,773              | (693)            | 48,290                           | 65.000                                |
| 2030  | 11,391,395                         | 5.000                             | 56,672                   | 3,400              | (850)            | 59,222                           | 65.000                                |
| 2031  | 13,238,633                         | 5.000                             | 65,862                   | 3,952              | (988)            | 68,826                           | 65.000                                |
| 2032  | 15,374,016                         | 5.000                             | 76,486                   | 4,589              | (1,147)          | 79,928                           | 65.000                                |
| 2033  | 16,786,932                         | 5.000                             | 83,515                   | 5,011              | (1,253)          | 87,273                           | 65.000                                |
| 2034  | 17,439,703                         | 5.000                             | 86,763                   | 5,206              | (1,301)          | 90,667                           | 65.000                                |
| 2035  | 17,439,703                         | 5.000                             | 86,763                   | 5,206              | (1,301)          | 90,667                           | 65.000                                |
| 2036  | 17,788,497                         | 5.000                             | 88,498                   | 5,310              | (1,327)          | 92,480                           | 65.000                                |
| 2037  | 17,788,497                         | 5.000                             | 88,498                   | 5,310              | (1,327)          | 92,480                           | 65.000                                |
| 2038  | 18,144,267                         | 5.000                             | 90,268                   | 5,416              | (1,354)          | 94,330                           | 65.000                                |
| 2039  | 18,144,267                         | 5.000                             | 90,268                   | 5,416              | (1,354)          | 94,330                           | 65.000                                |
| 2040  | 18,507,153                         | 5.000                             | 92,073                   | 5,524              | (1,381)          | 96,216                           | 65.000                                |
| 2041  | 18,507,153                         | 5.000                             | 92,073                   | 5,524              | (1,381)          | 96,216                           | 65.000                                |
| 2042  | 18,877,296                         | 5.000                             | 93,915                   | 5,635              | (1,409)          | 98,141                           | 65.000                                |
| 2043  | 18,877,296                         | 5.000                             | 93,915                   | 5,635              | (1,409)          | 98,141                           | 65.000                                |
| 2044  | 19,254,842                         | 5.000                             | 95,793                   | 5,748              | (1,437)          | 100,104                          | 65.000                                |
| 2045  | 19,254,842                         | 5.000                             | 95,793                   | 5,748              | (1,437)          | 100,104                          | 65.000                                |
| 2046  | 19,639,938                         | 5.000                             | 97,709                   | 5,863              | (1,466)          | 102,106                          | 65.000                                |
| 2047  | 19,639,938                         | 5.000                             | 97,709                   | 5,863              | (1,466)          | 102,106                          | 65.000                                |
| 2048  | 20,032,737                         | 5.000                             | 99,663                   | 5,980              | (1,495)          | 104,148                          | 65.000                                |
| 2049  | 20,032,737                         | 5.000                             | 99,663                   | 5,980              | (1,495)          | 104,148                          | 65.000                                |
| 2050  | 20,433,392                         | 5.000                             | 101,656                  | 6,099              | (1,525)          | 106,231                          | 65.000                                |
| 2051  | 20,433,392                         | 5.000                             | 101,656                  | 6,099              | (1,525)          | 106,231                          | 65.000                                |
| 2052  | 20,842,060                         | 5.000                             | 103,689                  | 6,221              | (1,555)          | 108,355                          | 65.000                                |
| 2053  | 20,842,060                         | 5.000                             | 103,689                  | 6,221              | (1,555)          | 108,355                          | 65.000                                |
| 2054  | 21,258,901                         | 5.000                             | 105,763                  | 6,346              | (1,586)          | 110,522                          | 65.000                                |
| 2055  | 21,258,901                         | 5.000                             | 105,763                  | 6,346              | (1,586)          | 110,522                          | 65.000                                |
| 2056  | 21,684,079                         | 5.000                             | 107,878                  | 6,473              | (1,618)          | 112,733                          | 65.000                                |
| 2057  | 21,684,079                         | 5.000                             | 107,878                  | 6,473              | (1,618)          | 112,733                          | 65.000                                |
| 2058  | 22,117,761                         | 5.000                             | 110,036                  | 6,602              | (1,651)          | 114,987                          | 65.000                                |
| 2059  | 22,117,761                         | 5.000                             | 110,036                  | 6,602              | (1,651)          | 114,987                          | 65.000                                |
| 2060  | 22,560,116                         | 5.000                             | 112,237                  | 6,734              | (1,684)          | 117,287                          | 65.000                                |
| 2061  | 22,560,116                         | 5.000                             | 112,237                  | 6,734              | (1,684)          | 117,287                          | 65.000                                |
| 2062  | 23,011,318                         | 5.000                             | 114,481                  | 6,869              | (1,717)          | 119,633                          | 65.000                                |
| 2063  | 23,011,318                         | 5.000                             | 114,481                  | 6,869              | (1,717)          | 119,633                          | 65.000                                |
| 2064  | 23,471,545                         | 5.000                             | 116,771                  | 7,006              | (1,752)          | 122,026                          | 65.000                                |
| 2065  | 23,471,545                         | 5.000                             | 116,771                  | 7,006              | (1,752)          | 122,026                          | 65.000                                |
| Total |                                    |                                   | 3,597,542                | 215,853            | (53,963)         | 3,759,432                        |                                       |



MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1 - 4  
Senior Debt Service

|       | Total<br>Revenue Available<br>for Debt Service | Net Debt Service                                         |                                                                               | Total      | Funds on Hand<br>as a Source | Senior Surplus Fund |                                          |                     | Ratio Analysis                   |                          |
|-------|------------------------------------------------|----------------------------------------------------------|-------------------------------------------------------------------------------|------------|------------------------------|---------------------|------------------------------------------|---------------------|----------------------------------|--------------------------|
|       |                                                | Series 2025                                              | Series 2035                                                                   |            |                              | Annual<br>Surplus   | Cumulative<br>Balance<br>\$1,780,000 Max | Released<br>Revenue | Senior Debt to<br>Assessed Value | Debt Service<br>Coverage |
|       |                                                | Dated: 12/1/25<br>Par: \$13,565,000<br>Proj: \$9,862,200 | Dated: 12/1/35<br>Par: \$17,800,000<br>Proj: \$5,861,750<br>Esc: \$12,760,000 |            |                              |                     |                                          |                     |                                  |                          |
| 2023  | 0                                              |                                                          |                                                                               |            |                              |                     |                                          |                     |                                  |                          |
| 2024  | 0                                              |                                                          |                                                                               | 0          |                              | 0                   | 0                                        | 0                   | n/a                              | n/a                      |
| 2025  | 0                                              | 0                                                        |                                                                               | 0          |                              | 0                   | 0                                        | 0                   | n/a                              | n/a                      |
| 2026  | 0                                              | 0                                                        |                                                                               | 0          |                              | 0                   | 0                                        | 0                   | n/a                              | n/a                      |
| 2027  | 69,499                                         | 0                                                        |                                                                               | 0          |                              | 69,499              | 69,499                                   | 0                   | 960%                             | n/a                      |
| 2028  | 282,118                                        | 0                                                        |                                                                               | 0          |                              | 282,118             | 351,618                                  | 0                   | 246%                             | n/a                      |
| 2029  | 478,905                                        | 678,250                                                  |                                                                               | 678,250    |                              | (199,345)           | 152,272                                  | 0                   | 146%                             | 71%                      |
| 2030  | 588,224                                        | 678,250                                                  |                                                                               | 678,250    |                              | (90,026)            | 62,247                                   | 0                   | 119%                             | 87%                      |
| 2031  | 684,260                                        | 683,250                                                  |                                                                               | 683,250    |                              | 1,010               | 63,257                                   | 0                   | 102%                             | 100%                     |
| 2032  | 795,276                                        | 793,000                                                  |                                                                               | 793,000    |                              | 2,276               | 65,533                                   | 0                   | 88%                              | 100%                     |
| 2033  | 868,732                                        | 867,250                                                  |                                                                               | 867,250    |                              | 1,482               | 67,014                                   | 0                   | 80%                              | 100%                     |
| 2034  | 902,668                                        | 902,500                                                  |                                                                               | 902,500    |                              | 168                 | 67,183                                   | 0                   | 76%                              | 100%                     |
| 2035  | 902,668                                        | 900,500                                                  | 0                                                                             | 900,500    | \$64,000                     | (61,832)            | 5,351                                    | 0                   | 442%                             | 100%                     |
| 2036  | 920,802                                        | Ref'd by Ser. '35                                        | 917,000                                                                       | 917,000    |                              | 3,802               | 9,153                                    | 0                   | 100%                             | 100%                     |
| 2037  | 920,802                                        |                                                          | 918,800                                                                       | 918,800    |                              | 2,002               | 11,155                                   | 0                   | 99%                              | 100%                     |
| 2038  | 939,298                                        |                                                          | 935,200                                                                       | 935,200    |                              | 4,098               | 15,252                                   | 0                   | 96%                              | 100%                     |
| 2039  | 939,298                                        |                                                          | 935,600                                                                       | 935,600    |                              | 3,698               | 18,950                                   | 0                   | 94%                              | 100%                     |
| 2040  | 958,164                                        |                                                          | 955,600                                                                       | 955,600    |                              | 2,564               | 21,514                                   | 0                   | 91%                              | 100%                     |
| 2041  | 958,164                                        |                                                          | 954,400                                                                       | 954,400    |                              | 3,764               | 25,278                                   | 0                   | 90%                              | 100%                     |
| 2042  | 977,407                                        |                                                          | 972,800                                                                       | 972,800    |                              | 4,607               | 29,885                                   | 0                   | 86%                              | 100%                     |
| 2043  | 977,407                                        |                                                          | 975,000                                                                       | 975,000    |                              | 2,407               | 32,292                                   | 0                   | 85%                              | 100%                     |
| 2044  | 997,035                                        |                                                          | 996,600                                                                       | 996,600    |                              | 435                 | 32,727                                   | 0                   | 81%                              | 100%                     |
| 2045  | 997,035                                        |                                                          | 996,800                                                                       | 996,800    |                              | 235                 | 32,962                                   | 0                   | 79%                              | 100%                     |
| 2046  | 1,017,056                                      |                                                          | 1,016,400                                                                     | 1,016,400  |                              | 656                 | 33,618                                   | 0                   | 76%                              | 100%                     |
| 2047  | 1,017,056                                      |                                                          | 1,014,600                                                                     | 1,014,600  |                              | 2,456               | 36,074                                   | 0                   | 74%                              | 100%                     |
| 2048  | 1,037,477                                      |                                                          | 1,037,200                                                                     | 1,037,200  |                              | 277                 | 36,351                                   | 0                   | 70%                              | 100%                     |
| 2049  | 1,037,477                                      |                                                          | 1,033,200                                                                     | 1,033,200  |                              | 4,277               | 40,628                                   | 0                   | 68%                              | 100%                     |
| 2050  | 1,058,307                                      |                                                          | 1,053,600                                                                     | 1,053,600  |                              | 4,707               | 45,334                                   | 0                   | 64%                              | 100%                     |
| 2051  | 1,058,307                                      |                                                          | 1,057,400                                                                     | 1,057,400  |                              | 907                 | 46,241                                   | 0                   | 61%                              | 100%                     |
| 2052  | 1,079,553                                      |                                                          | 1,075,200                                                                     | 1,075,200  |                              | 4,353               | 50,593                                   | 0                   | 58%                              | 100%                     |
| 2053  | 1,079,553                                      |                                                          | 1,076,400                                                                     | 1,076,400  |                              | 3,153               | 53,746                                   | 0                   | 55%                              | 100%                     |
| 2054  | 1,101,224                                      |                                                          | 1,096,600                                                                     | 1,096,600  |                              | 4,624               | 58,370                                   | 0                   | 51%                              | 100%                     |
| 2055  | 1,101,224                                      |                                                          | 1,100,000                                                                     | 1,100,000  |                              | 1,224               | 59,593                                   | 0                   | 48%                              | 100%                     |
| 2056  | 1,123,328                                      |                                                          | 1,122,200                                                                     | 1,122,200  |                              | 1,128               | 60,721                                   | 0                   | 43%                              | 100%                     |
| 2057  | 1,123,328                                      |                                                          | 1,122,400                                                                     | 1,122,400  |                              | 928                 | 61,650                                   | 0                   | 40%                              | 100%                     |
| 2058  | 1,145,875                                      |                                                          | 1,141,400                                                                     | 1,141,400  |                              | 4,475               | 66,124                                   | 0                   | 36%                              | 100%                     |
| 2059  | 1,145,875                                      |                                                          | 1,143,400                                                                     | 1,143,400  |                              | 2,475               | 68,599                                   | 0                   | 32%                              | 100%                     |
| 2060  | 1,168,872                                      |                                                          | 1,164,000                                                                     | 1,164,000  |                              | 4,872               | 73,471                                   | 0                   | 28%                              | 100%                     |
| 2061  | 1,168,872                                      |                                                          | 1,167,400                                                                     | 1,167,400  |                              | 1,472               | 74,943                                   | 0                   | 24%                              | 100%                     |
| 2062  | 1,192,330                                      |                                                          | 1,189,200                                                                     | 1,189,200  |                              | 3,130               | 78,073                                   | 0                   | 19%                              | 100%                     |
| 2063  | 1,192,330                                      |                                                          | 1,188,600                                                                     | 1,188,600  |                              | 3,730               | 81,803                                   | 0                   | 15%                              | 100%                     |
| 2064  | 1,216,256                                      |                                                          | 1,211,400                                                                     | 1,211,400  |                              | 4,856               | 86,659                                   | 0                   | 10%                              | 100%                     |
| 2065  | 1,216,256                                      |                                                          | 1,211,600                                                                     | 1,211,600  |                              | 4,656               | 0                                        | 91,315              | 5%                               | 100%                     |
| Total | 37,438,315                                     | 5,503,000                                                | 31,780,000                                                                    | 37,283,000 | 64,000                       | 91,315              |                                          | 91,315              |                                  |                          |



**SOURCES AND USES OF FUNDS**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2025  
Combined District Revenues  
Non-Rated, 100x, 2055 Final Maturity  
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

Dated Date 12/01/2025  
Delivery Date 12/01/2025

**Sources:**

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|                |               |
|----------------|---------------|
| Bond Proceeds: |               |
| Par Amount     | 13,565,000.00 |
|                | <hr/>         |
|                | 13,565,000.00 |
|                | <hr/> <hr/>   |

**Uses:**

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|                           |               |
|---------------------------|---------------|
| Project Fund Deposits:    |               |
| Project Fund              | 9,862,200.00  |
| Other Fund Deposits:      |               |
| Capitalized Interest Fund | 2,034,750.00  |
| Debt Service Reserve Fund | <hr/>         |
|                           | 1,096,750.00  |
|                           | 3,131,500.00  |
| Cost of Issuance:         |               |
| Other Cost of Issuance    | 300,000.00    |
| Delivery Date Expenses:   |               |
| Underwriter's Discount    | 271,300.00    |
|                           | <hr/>         |
|                           | 271,300.00    |
|                           | <hr/> <hr/>   |
|                           | 13,565,000.00 |
|                           | <hr/> <hr/>   |

## BOND SUMMARY STATISTICS

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2025  
Combined District Revenues  
Non-Rated, 100x, 2055 Final Maturity  
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

|                                   |                |
|-----------------------------------|----------------|
| Dated Date                        | 12/01/2025     |
| Delivery Date                     | 12/01/2025     |
| First Coupon                      | 06/01/2026     |
| Last Maturity                     | 12/01/2055     |
| Arbitrage Yield                   | 5.000000%      |
| True Interest Cost (TIC)          | 5.155871%      |
| Net Interest Cost (NIC)           | 5.000000%      |
| All-In TIC                        | 5.333719%      |
| Average Coupon                    | 5.000000%      |
| Average Life (years)              | 22.407         |
| Weighted Average Maturity (years) | 22.407         |
| Duration of Issue (years)         | 13.234         |
| Par Amount                        | 13,565,000.00  |
| Bond Proceeds                     | 13,565,000.00  |
| Total Interest                    | 15,197,250.00  |
| Net Interest                      | 15,468,550.00  |
| Bond Years from Dated Date        | 303,945,000.00 |
| Bond Years from Delivery Date     | 303,945,000.00 |
| Total Debt Service                | 28,762,250.00  |
| Maximum Annual Debt Service       | 2,194,500.00   |
| Average Annual Debt Service       | 958,741.67     |
| 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 2055 | 13,565,000.00 | 100.000 | 5.000%         | 22.407       | 04/27/2048            | 21,025.75         |
|                    | 13,565,000.00 |         |                | 22.407       |                       | 21,025.75         |

|                            | TIC           | All-In TIC    | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value                  | 13,565,000.00 | 13,565,000.00 | 13,565,000.00   |
| + Accrued Interest         |               |               |                 |
| + Premium (Discount)       |               |               |                 |
| - Underwriter's Discount   | -271,300.00   | -271,300.00   |                 |
| - Cost of Issuance Expense |               | -300,000.00   |                 |
| - Other Amounts            |               |               |                 |
| Target Value               | 13,293,700.00 | 12,993,700.00 | 13,565,000.00   |
| Target Date                | 12/01/2025    | 12/01/2025    | 12/01/2025      |
| Yield                      | 5.155871%     | 5.333719%     | 5.000000%       |

**BOND DEBT SERVICE**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4**

**EL PASO COUNTY, COLORADO**

**GENERAL OBLIGATION BONDS, SERIES 2025**

**Combined District Revenues**

**Non-Rated, 100x, 2055 Final Maturity**

**(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

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Dated Date 12/01/2025
Delivery Date 12/01/2025

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|------------|--------|------------|--------------|---------------------|
| 06/01/2026 | | | 339,125 | 339,125 | |
| 12/01/2026 | | | 339,125 | 339,125 | 678,250 |
| 06/01/2027 | | | 339,125 | 339,125 | |
| 12/01/2027 | | | 339,125 | 339,125 | 678,250 |
| 06/01/2028 | | | 339,125 | 339,125 | |
| 12/01/2028 | | | 339,125 | 339,125 | 678,250 |
| 06/01/2029 | | | 339,125 | 339,125 | |
| 12/01/2029 | | | 339,125 | 339,125 | 678,250 |
| 06/01/2030 | | | 339,125 | 339,125 | |
| 12/01/2030 | | | 339,125 | 339,125 | 678,250 |
| 06/01/2031 | | | 339,125 | 339,125 | |
| 12/01/2031 | 5,000 | 5.000% | 339,125 | 344,125 | 683,250 |
| 06/01/2032 | | | 339,000 | 339,000 | |
| 12/01/2032 | 115,000 | 5.000% | 339,000 | 454,000 | 793,000 |
| 06/01/2033 | | | 336,125 | 336,125 | |
| 12/01/2033 | 195,000 | 5.000% | 336,125 | 531,125 | 867,250 |
| 06/01/2034 | | | 331,250 | 331,250 | |
| 12/01/2034 | 240,000 | 5.000% | 331,250 | 571,250 | 902,500 |
| 06/01/2035 | | | 325,250 | 325,250 | |
| 12/01/2035 | 250,000 | 5.000% | 325,250 | 575,250 | 900,500 |
| 06/01/2036 | | | 319,000 | 319,000 | |
| 12/01/2036 | 280,000 | 5.000% | 319,000 | 599,000 | 918,000 |
| 06/01/2037 | | | 312,000 | 312,000 | |
| 12/01/2037 | 295,000 | 5.000% | 312,000 | 607,000 | 919,000 |
| 06/01/2038 | | | 304,625 | 304,625 | |
| 12/01/2038 | 330,000 | 5.000% | 304,625 | 634,625 | 939,250 |
| 06/01/2039 | | | 296,375 | 296,375 | |
| 12/01/2039 | 345,000 | 5.000% | 296,375 | 641,375 | 937,750 |
| 06/01/2040 | | | 287,750 | 287,750 | |
| 12/01/2040 | 380,000 | 5.000% | 287,750 | 667,750 | 955,500 |
| 06/01/2041 | | | 278,250 | 278,250 | |
| 12/01/2041 | 400,000 | 5.000% | 278,250 | 678,250 | 956,500 |
| 06/01/2042 | | | 268,250 | 268,250 | |
| 12/01/2042 | 440,000 | 5.000% | 268,250 | 708,250 | 976,500 |
| 06/01/2043 | | | 257,250 | 257,250 | |
| 12/01/2043 | 460,000 | 5.000% | 257,250 | 717,250 | 974,500 |
| 06/01/2044 | | | 245,750 | 245,750 | |
| 12/01/2044 | 505,000 | 5.000% | 245,750 | 750,750 | 996,500 |
| 06/01/2045 | | | 233,125 | 233,125 | |
| 12/01/2045 | 530,000 | 5.000% | 233,125 | 763,125 | 996,250 |
| 06/01/2046 | | | 219,875 | 219,875 | |
| 12/01/2046 | 575,000 | 5.000% | 219,875 | 794,875 | 1,014,750 |
| 06/01/2047 | | | 205,500 | 205,500 | |
| 12/01/2047 | 605,000 | 5.000% | 205,500 | 810,500 | 1,016,000 |
| 06/01/2048 | | | 190,375 | 190,375 | |
| 12/01/2048 | 655,000 | 5.000% | 190,375 | 845,375 | 1,035,750 |
| 06/01/2049 | | | 174,000 | 174,000 | |
| 12/01/2049 | 685,000 | 5.000% | 174,000 | 859,000 | 1,033,000 |
| 06/01/2050 | | | 156,875 | 156,875 | |
| 12/01/2050 | 740,000 | 5.000% | 156,875 | 896,875 | 1,053,750 |
| 06/01/2051 | | | 138,375 | 138,375 | |
| 12/01/2051 | 780,000 | 5.000% | 138,375 | 918,375 | 1,056,750 |
| 06/01/2052 | | | 118,875 | 118,875 | |
| 12/01/2052 | 840,000 | 5.000% | 118,875 | 958,875 | 1,077,750 |
| 06/01/2053 | | | 97,875 | 97,875 | |
| 12/01/2053 | 880,000 | 5.000% | 97,875 | 977,875 | 1,075,750 |
| 06/01/2054 | | | 75,875 | 75,875 | |
| 12/01/2054 | 945,000 | 5.000% | 75,875 | 1,020,875 | 1,096,750 |
| 06/01/2055 | | | 52,250 | 52,250 | |
| 12/01/2055 | 2,090,000 | 5.000% | 52,250 | 2,142,250 | 2,194,500 |
| | 13,565,000 | | 15,197,250 | 28,762,250 | 28,762,250 |

NET DEBT SERVICE

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025
Combined District Revenues
Non-Rated, 100x, 2055 Final Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

| Period Ending | Principal | Interest | Total Debt Service | Debt Service Reserve Fund | Capitalized Interest Fund | Net Debt Service |
|----------------------|------------------|-----------------|---------------------------|----------------------------------|----------------------------------|-------------------------|
| 12/01/2026 | | 678,250 | 678,250 | | 678,250 | |
| 12/01/2027 | | 678,250 | 678,250 | | 678,250 | |
| 12/01/2028 | | 678,250 | 678,250 | | 678,250 | |
| 12/01/2029 | | 678,250 | 678,250 | | | 678,250 |
| 12/01/2030 | | 678,250 | 678,250 | | | 678,250 |
| 12/01/2031 | 5,000 | 678,250 | 683,250 | | | 683,250 |
| 12/01/2032 | 115,000 | 678,000 | 793,000 | | | 793,000 |
| 12/01/2033 | 195,000 | 672,250 | 867,250 | | | 867,250 |
| 12/01/2034 | 240,000 | 662,500 | 902,500 | | | 902,500 |
| 12/01/2035 | 250,000 | 650,500 | 900,500 | | | 900,500 |
| 12/01/2036 | 280,000 | 638,000 | 918,000 | | | 918,000 |
| 12/01/2037 | 295,000 | 624,000 | 919,000 | | | 919,000 |
| 12/01/2038 | 330,000 | 609,250 | 939,250 | | | 939,250 |
| 12/01/2039 | 345,000 | 592,750 | 937,750 | | | 937,750 |
| 12/01/2040 | 380,000 | 575,500 | 955,500 | | | 955,500 |
| 12/01/2041 | 400,000 | 556,500 | 956,500 | | | 956,500 |
| 12/01/2042 | 440,000 | 536,500 | 976,500 | | | 976,500 |
| 12/01/2043 | 460,000 | 514,500 | 974,500 | | | 974,500 |
| 12/01/2044 | 505,000 | 491,500 | 996,500 | | | 996,500 |
| 12/01/2045 | 530,000 | 466,250 | 996,250 | | | 996,250 |
| 12/01/2046 | 575,000 | 439,750 | 1,014,750 | | | 1,014,750 |
| 12/01/2047 | 605,000 | 411,000 | 1,016,000 | | | 1,016,000 |
| 12/01/2048 | 655,000 | 380,750 | 1,035,750 | | | 1,035,750 |
| 12/01/2049 | 685,000 | 348,000 | 1,033,000 | | | 1,033,000 |
| 12/01/2050 | 740,000 | 313,750 | 1,053,750 | | | 1,053,750 |
| 12/01/2051 | 780,000 | 276,750 | 1,056,750 | | | 1,056,750 |
| 12/01/2052 | 840,000 | 237,750 | 1,077,750 | | | 1,077,750 |
| 12/01/2053 | 880,000 | 195,750 | 1,075,750 | | | 1,075,750 |
| 12/01/2054 | 945,000 | 151,750 | 1,096,750 | | | 1,096,750 |
| 12/01/2055 | 2,090,000 | 104,500 | 2,194,500 | 1,096,750 | | 1,097,750 |
| | 13,565,000 | 15,197,250 | 28,762,250 | 1,096,750 | 2,034,750 | 25,630,750 |

BOND SOLUTION

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2025
Combined District Revenues**

Non-Rated, 100x, 2055 Final Maturity

(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)

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| <b>Period Ending</b> | <b>Proposed Principal</b> | <b>Proposed Debt Service</b> | <b>Debt Service Adjustments</b> | <b>Total Adj Debt Service</b> | <b>Revenue Constraints</b> | <b>Unused Revenues</b> | <b>Debt Service Coverage</b> |
|----------------------|---------------------------|------------------------------|---------------------------------|-------------------------------|----------------------------|------------------------|------------------------------|
| 12/01/2026           |                           | 678,250                      | -678,250                        |                               |                            |                        |                              |
| 12/01/2027           |                           | 678,250                      | -678,250                        |                               | 69,499                     | 69,499                 |                              |
| 12/01/2028           |                           | 678,250                      | -678,250                        |                               | 282,118                    | 282,118                |                              |
| 12/01/2029           |                           | 678,250                      |                                 | 678,250                       | 478,905                    | -199,345               | 70.609%                      |
| 12/01/2030           |                           | 678,250                      |                                 | 678,250                       | 588,224                    | -90,026                | 86.727%                      |
| 12/01/2031           | 5,000                     | 683,250                      |                                 | 683,250                       | 684,260                    | 1,010                  | 100.148%                     |
| 12/01/2032           | 115,000                   | 793,000                      |                                 | 793,000                       | 795,276                    | 2,276                  | 100.287%                     |
| 12/01/2033           | 195,000                   | 867,250                      |                                 | 867,250                       | 868,732                    | 1,482                  | 100.171%                     |
| 12/01/2034           | 240,000                   | 902,500                      |                                 | 902,500                       | 902,668                    | 168                    | 100.019%                     |
| 12/01/2035           | 250,000                   | 900,500                      |                                 | 900,500                       | 902,668                    | 2,168                  | 100.241%                     |
| 12/01/2036           | 280,000                   | 918,000                      |                                 | 918,000                       | 920,802                    | 2,802                  | 100.305%                     |
| 12/01/2037           | 295,000                   | 919,000                      |                                 | 919,000                       | 920,802                    | 1,802                  | 100.196%                     |
| 12/01/2038           | 330,000                   | 939,250                      |                                 | 939,250                       | 939,298                    | 48                     | 100.005%                     |
| 12/01/2039           | 345,000                   | 937,750                      |                                 | 937,750                       | 939,298                    | 1,548                  | 100.165%                     |
| 12/01/2040           | 380,000                   | 955,500                      |                                 | 955,500                       | 958,164                    | 2,664                  | 100.279%                     |
| 12/01/2041           | 400,000                   | 956,500                      |                                 | 956,500                       | 958,164                    | 1,664                  | 100.174%                     |
| 12/01/2042           | 440,000                   | 976,500                      |                                 | 976,500                       | 977,407                    | 907                    | 100.093%                     |
| 12/01/2043           | 460,000                   | 974,500                      |                                 | 974,500                       | 977,407                    | 2,907                  | 100.298%                     |
| 12/01/2044           | 505,000                   | 996,500                      |                                 | 996,500                       | 997,035                    | 535                    | 100.054%                     |
| 12/01/2045           | 530,000                   | 996,250                      |                                 | 996,250                       | 997,035                    | 785                    | 100.079%                     |
| 12/01/2046           | 575,000                   | 1,014,750                    |                                 | 1,014,750                     | 1,017,056                  | 2,306                  | 100.227%                     |
| 12/01/2047           | 605,000                   | 1,016,000                    |                                 | 1,016,000                     | 1,017,056                  | 1,056                  | 100.104%                     |
| 12/01/2048           | 655,000                   | 1,035,750                    |                                 | 1,035,750                     | 1,037,477                  | 1,727                  | 100.167%                     |
| 12/01/2049           | 685,000                   | 1,033,000                    |                                 | 1,033,000                     | 1,037,477                  | 4,477                  | 100.433%                     |
| 12/01/2050           | 740,000                   | 1,053,750                    |                                 | 1,053,750                     | 1,058,307                  | 4,557                  | 100.432%                     |
| 12/01/2051           | 780,000                   | 1,056,750                    |                                 | 1,056,750                     | 1,058,307                  | 1,557                  | 100.147%                     |
| 12/01/2052           | 840,000                   | 1,077,750                    |                                 | 1,077,750                     | 1,079,553                  | 1,803                  | 100.167%                     |
| 12/01/2053           | 880,000                   | 1,075,750                    |                                 | 1,075,750                     | 1,079,553                  | 3,803                  | 100.353%                     |
| 12/01/2054           | 945,000                   | 1,096,750                    |                                 | 1,096,750                     | 1,101,224                  | 4,474                  | 100.408%                     |
| 12/01/2055           | 2,090,000                 | 2,194,500                    | -1,096,750                      | 1,097,750                     | 1,101,224                  | 3,474                  | 100.316%                     |
|                      | 13,565,000                | 28,762,250                   | -3,131,500                      | 25,630,750                    | 25,744,993                 | 114,243                |                              |

**SOURCES AND USES OF FUNDS**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refg of (proposed) Series 2025 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

Dated Date 12/01/2035  
Delivery Date 12/01/2035

**Sources:**

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|                         |               |
|-------------------------|---------------|
| Bond Proceeds:          |               |
| Par Amount              | 17,800,000.00 |
| Other Sources of Funds: |               |
| Funds on Hand*          | 64,000.00     |
| Series 2025 - DSRF*     | 1,096,750.00  |
|                         | <hr/>         |
|                         | 1,160,750.00  |
|                         | <hr/>         |
|                         | 18,960,750.00 |
|                         | <hr/>         |

**Uses:**

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|                            |               |
|----------------------------|---------------|
| Project Fund Deposits:     |               |
| Project Fund               | 5,861,750.00  |
| Refunding Escrow Deposits: |               |
| Cash Deposit*              | 12,760,000.00 |
| Cost of Issuance:          |               |
| Other Cost of Issuance     | 250,000.00    |
| Delivery Date Expenses:    |               |
| Underwriter's Discount     | 89,000.00     |
|                            | <hr/>         |
|                            | 18,960,750.00 |
|                            | <hr/>         |

[\*] Estimated balances (tbd).

**BOND SUMMARY STATISTICS**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refg of (proposed) Series 2025 + New Money  
Combined District Revenues**

**Assumes Investment Grade, 100x, 30-yr. Maturity**

**(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

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| | |
|-----------------------------------|----------------|
| Dated Date | 12/01/2035 |
| Delivery Date | 12/01/2035 |
| First Coupon | 06/01/2036 |
| Last Maturity | 12/01/2065 |
| Arbitrage Yield | 4.000000% |
| True Interest Cost (TIC) | 4.038903% |
| Net Interest Cost (NIC) | 4.000000% |
| All-In TIC | 4.149729% |
| Average Coupon | 4.000000% |
| Average Life (years) | 19.635 |
| Weighted Average Maturity (years) | 19.635 |
| Duration of Issue (years) | 13.130 |
| Par Amount | 17,800,000.00 |
| Bond Proceeds | 17,800,000.00 |
| Total Interest | 13,980,000.00 |
| Net Interest | 14,069,000.00 |
| Bond Years from Dated Date | 349,500,000.00 |
| Bond Years from Delivery Date | 349,500,000.00 |
| Total Debt Service | 31,780,000.00 |
| Maximum Annual Debt Service | 1,211,600.00 |
| Average Annual Debt Service | 1,059,333.33 |
| 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 2065 | 17,800,000.00 | 100.000 | 4.000% | 19.635 | 07/20/2055 | 30,972.00 |
| | 17,800,000.00 | | | 19.635 | | 30,972.00 |

| | TIC | All-In TIC | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value | 17,800,000.00 | 17,800,000.00 | 17,800,000.00 |
| + Accrued Interest | | | |
| + Premium (Discount) | | | |
| - Underwriter's Discount | -89,000.00 | -89,000.00 | |
| - Cost of Issuance Expense | | -250,000.00 | |
| - Other Amounts | | | |
| Target Value | 17,711,000.00 | 17,461,000.00 | 17,800,000.00 |
| Target Date | 12/01/2035 | 12/01/2035 | 12/01/2035 |
| Yield | 4.038903% | 4.149729% | 4.000000% |

BOND DEBT SERVICE

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refg of (proposed) Series 2025 + New Money
Combined District Revenues**

Assumes Investment Grade, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)

Dated Date 12/01/2035
Delivery Date 12/01/2035

| Period Ending | Principal | Coupon | Interest | Debt Service | Annual Debt Service |
|---------------|------------|--------|------------|--------------|---------------------|
| 06/01/2036 | | | 356,000 | 356,000 | |
| 12/01/2036 | 205,000 | 4.000% | 356,000 | 561,000 | 917,000 |
| 06/01/2037 | | | 351,900 | 351,900 | |
| 12/01/2037 | 215,000 | 4.000% | 351,900 | 566,900 | 918,800 |
| 06/01/2038 | | | 347,600 | 347,600 | |
| 12/01/2038 | 240,000 | 4.000% | 347,600 | 587,600 | 935,200 |
| 06/01/2039 | | | 342,800 | 342,800 | |
| 12/01/2039 | 250,000 | 4.000% | 342,800 | 592,800 | 935,600 |
| 06/01/2040 | | | 337,800 | 337,800 | |
| 12/01/2040 | 280,000 | 4.000% | 337,800 | 617,800 | 955,600 |
| 06/01/2041 | | | 332,200 | 332,200 | |
| 12/01/2041 | 290,000 | 4.000% | 332,200 | 622,200 | 954,400 |
| 06/01/2042 | | | 326,400 | 326,400 | |
| 12/01/2042 | 320,000 | 4.000% | 326,400 | 646,400 | 972,800 |
| 06/01/2043 | | | 320,000 | 320,000 | |
| 12/01/2043 | 335,000 | 4.000% | 320,000 | 655,000 | 975,000 |
| 06/01/2044 | | | 313,300 | 313,300 | |
| 12/01/2044 | 370,000 | 4.000% | 313,300 | 683,300 | 996,600 |
| 06/01/2045 | | | 305,900 | 305,900 | |
| 12/01/2045 | 385,000 | 4.000% | 305,900 | 690,900 | 996,800 |
| 06/01/2046 | | | 298,200 | 298,200 | |
| 12/01/2046 | 420,000 | 4.000% | 298,200 | 718,200 | 1,016,400 |
| 06/01/2047 | | | 289,800 | 289,800 | |
| 12/01/2047 | 435,000 | 4.000% | 289,800 | 724,800 | 1,014,600 |
| 06/01/2048 | | | 281,100 | 281,100 | |
| 12/01/2048 | 475,000 | 4.000% | 281,100 | 756,100 | 1,037,200 |
| 06/01/2049 | | | 271,600 | 271,600 | |
| 12/01/2049 | 490,000 | 4.000% | 271,600 | 761,600 | 1,033,200 |
| 06/01/2050 | | | 261,800 | 261,800 | |
| 12/01/2050 | 530,000 | 4.000% | 261,800 | 791,800 | 1,053,600 |
| 06/01/2051 | | | 251,200 | 251,200 | |
| 12/01/2051 | 555,000 | 4.000% | 251,200 | 806,200 | 1,057,400 |
| 06/01/2052 | | | 240,100 | 240,100 | |
| 12/01/2052 | 595,000 | 4.000% | 240,100 | 835,100 | 1,075,200 |
| 06/01/2053 | | | 228,200 | 228,200 | |
| 12/01/2053 | 620,000 | 4.000% | 228,200 | 848,200 | 1,076,400 |
| 06/01/2054 | | | 215,800 | 215,800 | |
| 12/01/2054 | 665,000 | 4.000% | 215,800 | 880,800 | 1,096,600 |
| 06/01/2055 | | | 202,500 | 202,500 | |
| 12/01/2055 | 695,000 | 4.000% | 202,500 | 897,500 | 1,100,000 |
| 06/01/2056 | | | 188,600 | 188,600 | |
| 12/01/2056 | 745,000 | 4.000% | 188,600 | 933,600 | 1,122,200 |
| 06/01/2057 | | | 173,700 | 173,700 | |
| 12/01/2057 | 775,000 | 4.000% | 173,700 | 948,700 | 1,122,400 |
| 06/01/2058 | | | 158,200 | 158,200 | |
| 12/01/2058 | 825,000 | 4.000% | 158,200 | 983,200 | 1,141,400 |
| 06/01/2059 | | | 141,700 | 141,700 | |
| 12/01/2059 | 860,000 | 4.000% | 141,700 | 1,001,700 | 1,143,400 |
| 06/01/2060 | | | 124,500 | 124,500 | |
| 12/01/2060 | 915,000 | 4.000% | 124,500 | 1,039,500 | 1,164,000 |
| 06/01/2061 | | | 106,200 | 106,200 | |
| 12/01/2061 | 955,000 | 4.000% | 106,200 | 1,061,200 | 1,167,400 |
| 06/01/2062 | | | 87,100 | 87,100 | |
| 12/01/2062 | 1,015,000 | 4.000% | 87,100 | 1,102,100 | 1,189,200 |
| 06/01/2063 | | | 66,800 | 66,800 | |
| 12/01/2063 | 1,055,000 | 4.000% | 66,800 | 1,121,800 | 1,188,600 |
| 06/01/2064 | | | 45,700 | 45,700 | |
| 12/01/2064 | 1,120,000 | 4.000% | 45,700 | 1,165,700 | 1,211,400 |
| 06/01/2065 | | | 23,300 | 23,300 | |
| 12/01/2065 | 1,165,000 | 4.000% | 23,300 | 1,188,300 | 1,211,600 |
| | 17,800,000 | | 13,980,000 | 31,780,000 | 31,780,000 |

NET DEBT SERVICE

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refg of (proposed) Series 2025 + New Money
Combined District Revenues**

Assumes Investment Grade, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)

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| <b>Period<br/>Ending</b> | <b>Principal</b>  | <b>Interest</b>   | <b>Total<br/>Debt Service</b> | <b>Net<br/>Debt Service</b> |
|--------------------------|-------------------|-------------------|-------------------------------|-----------------------------|
| 12/01/2036               | 205,000           | 712,000           | 917,000                       | 917,000                     |
| 12/01/2037               | 215,000           | 703,800           | 918,800                       | 918,800                     |
| 12/01/2038               | 240,000           | 695,200           | 935,200                       | 935,200                     |
| 12/01/2039               | 250,000           | 685,600           | 935,600                       | 935,600                     |
| 12/01/2040               | 280,000           | 675,600           | 955,600                       | 955,600                     |
| 12/01/2041               | 290,000           | 664,400           | 954,400                       | 954,400                     |
| 12/01/2042               | 320,000           | 652,800           | 972,800                       | 972,800                     |
| 12/01/2043               | 335,000           | 640,000           | 975,000                       | 975,000                     |
| 12/01/2044               | 370,000           | 626,600           | 996,600                       | 996,600                     |
| 12/01/2045               | 385,000           | 611,800           | 996,800                       | 996,800                     |
| 12/01/2046               | 420,000           | 596,400           | 1,016,400                     | 1,016,400                   |
| 12/01/2047               | 435,000           | 579,600           | 1,014,600                     | 1,014,600                   |
| 12/01/2048               | 475,000           | 562,200           | 1,037,200                     | 1,037,200                   |
| 12/01/2049               | 490,000           | 543,200           | 1,033,200                     | 1,033,200                   |
| 12/01/2050               | 530,000           | 523,600           | 1,053,600                     | 1,053,600                   |
| 12/01/2051               | 555,000           | 502,400           | 1,057,400                     | 1,057,400                   |
| 12/01/2052               | 595,000           | 480,200           | 1,075,200                     | 1,075,200                   |
| 12/01/2053               | 620,000           | 456,400           | 1,076,400                     | 1,076,400                   |
| 12/01/2054               | 665,000           | 431,600           | 1,096,600                     | 1,096,600                   |
| 12/01/2055               | 695,000           | 405,000           | 1,100,000                     | 1,100,000                   |
| 12/01/2056               | 745,000           | 377,200           | 1,122,200                     | 1,122,200                   |
| 12/01/2057               | 775,000           | 347,400           | 1,122,400                     | 1,122,400                   |
| 12/01/2058               | 825,000           | 316,400           | 1,141,400                     | 1,141,400                   |
| 12/01/2059               | 860,000           | 283,400           | 1,143,400                     | 1,143,400                   |
| 12/01/2060               | 915,000           | 249,000           | 1,164,000                     | 1,164,000                   |
| 12/01/2061               | 955,000           | 212,400           | 1,167,400                     | 1,167,400                   |
| 12/01/2062               | 1,015,000         | 174,200           | 1,189,200                     | 1,189,200                   |
| 12/01/2063               | 1,055,000         | 133,600           | 1,188,600                     | 1,188,600                   |
| 12/01/2064               | 1,120,000         | 91,400            | 1,211,400                     | 1,211,400                   |
| 12/01/2065               | 1,165,000         | 46,600            | 1,211,600                     | 1,211,600                   |
|                          | <b>17,800,000</b> | <b>13,980,000</b> | <b>31,780,000</b>             | <b>31,780,000</b>           |

**SUMMARY OF BONDS REFUNDED**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refg of (proposed) Series 2025 + New Money  
Combined District Revenues**

**Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

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| Bond | Maturity Date | Interest Rate | Par Amount | Call Date | Call Price |
|---|---------------|---------------|------------|------------|------------|
| 6/28/24: Ser 25 NR SP, 5.00%, 100x, Combd Dist Revs, FG+6%R+2%C BiRE: | | | | | |
| TERM55 | 12/01/2036 | 5.000% | 280,000 | 12/01/2035 | 100.000 |
| | 12/01/2037 | 5.000% | 295,000 | 12/01/2035 | 100.000 |
| | 12/01/2038 | 5.000% | 330,000 | 12/01/2035 | 100.000 |
| | 12/01/2039 | 5.000% | 345,000 | 12/01/2035 | 100.000 |
| | 12/01/2040 | 5.000% | 380,000 | 12/01/2035 | 100.000 |
| | 12/01/2041 | 5.000% | 400,000 | 12/01/2035 | 100.000 |
| | 12/01/2042 | 5.000% | 440,000 | 12/01/2035 | 100.000 |
| | 12/01/2043 | 5.000% | 460,000 | 12/01/2035 | 100.000 |
| | 12/01/2044 | 5.000% | 505,000 | 12/01/2035 | 100.000 |
| | 12/01/2045 | 5.000% | 530,000 | 12/01/2035 | 100.000 |
| | 12/01/2046 | 5.000% | 575,000 | 12/01/2035 | 100.000 |
| | 12/01/2047 | 5.000% | 605,000 | 12/01/2035 | 100.000 |
| | 12/01/2048 | 5.000% | 655,000 | 12/01/2035 | 100.000 |
| | 12/01/2049 | 5.000% | 685,000 | 12/01/2035 | 100.000 |
| | 12/01/2050 | 5.000% | 740,000 | 12/01/2035 | 100.000 |
| | 12/01/2051 | 5.000% | 780,000 | 12/01/2035 | 100.000 |
| | 12/01/2052 | 5.000% | 840,000 | 12/01/2035 | 100.000 |
| | 12/01/2053 | 5.000% | 880,000 | 12/01/2035 | 100.000 |
| | 12/01/2054 | 5.000% | 945,000 | 12/01/2035 | 100.000 |
| | 12/01/2055 | 5.000% | 2,090,000 | 12/01/2035 | 100.000 |
| | | | 12,760,000 | | |

ESCROW REQUIREMENTS

MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refg of (proposed) Series 2025 + New Money
Combined District Revenues
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)

Dated Date 12/01/2035
 Delivery Date 12/01/2035

6/28/24: Ser 25 NR SP, 5.00%, 100x, CombD Dist Revs, FG+6%R+2%C BiRE

| Period
Ending | Principal
Redeemed | Total |
|------------------|-----------------------|---------------|
| 12/01/2035 | 12,760,000 | 12,760,000.00 |
| | 12,760,000 | 12,760,000.00 |

[*] sub. Debt - Estimated balance (tbd).

PRIOR BOND DEBT SERVICE

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035
Pay & Cancel Refg of (proposed) Series 2025 + New Money
Combined District Revenues**

Assumes Investment Grade, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)

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**6/28/24: Ser 25 NR SP, 5.00%, 100x, Combd Dist Revs, FG+6%R+2%C BiRE**

| <b>Period Ending</b> | <b>Principal</b> | <b>Coupon</b> | <b>Interest</b> | <b>Debt Service</b> | <b>Annual Debt Service</b> |
|----------------------|------------------|---------------|-----------------|---------------------|----------------------------|
| 06/01/2036           |                  |               | 319,000         | 319,000             |                            |
| 12/01/2036           | 280,000          | 5.000%        | 319,000         | 599,000             | 918,000                    |
| 06/01/2037           |                  |               | 312,000         | 312,000             |                            |
| 12/01/2037           | 295,000          | 5.000%        | 312,000         | 607,000             | 919,000                    |
| 06/01/2038           |                  |               | 304,625         | 304,625             |                            |
| 12/01/2038           | 330,000          | 5.000%        | 304,625         | 634,625             | 939,250                    |
| 06/01/2039           |                  |               | 296,375         | 296,375             |                            |
| 12/01/2039           | 345,000          | 5.000%        | 296,375         | 641,375             | 937,750                    |
| 06/01/2040           |                  |               | 287,750         | 287,750             |                            |
| 12/01/2040           | 380,000          | 5.000%        | 287,750         | 667,750             | 955,500                    |
| 06/01/2041           |                  |               | 278,250         | 278,250             |                            |
| 12/01/2041           | 400,000          | 5.000%        | 278,250         | 678,250             | 956,500                    |
| 06/01/2042           |                  |               | 268,250         | 268,250             |                            |
| 12/01/2042           | 440,000          | 5.000%        | 268,250         | 708,250             | 976,500                    |
| 06/01/2043           |                  |               | 257,250         | 257,250             |                            |
| 12/01/2043           | 460,000          | 5.000%        | 257,250         | 717,250             | 974,500                    |
| 06/01/2044           |                  |               | 245,750         | 245,750             |                            |
| 12/01/2044           | 505,000          | 5.000%        | 245,750         | 750,750             | 996,500                    |
| 06/01/2045           |                  |               | 233,125         | 233,125             |                            |
| 12/01/2045           | 530,000          | 5.000%        | 233,125         | 763,125             | 996,250                    |
| 06/01/2046           |                  |               | 219,875         | 219,875             |                            |
| 12/01/2046           | 575,000          | 5.000%        | 219,875         | 794,875             | 1,014,750                  |
| 06/01/2047           |                  |               | 205,500         | 205,500             |                            |
| 12/01/2047           | 605,000          | 5.000%        | 205,500         | 810,500             | 1,016,000                  |
| 06/01/2048           |                  |               | 190,375         | 190,375             |                            |
| 12/01/2048           | 655,000          | 5.000%        | 190,375         | 845,375             | 1,035,750                  |
| 06/01/2049           |                  |               | 174,000         | 174,000             |                            |
| 12/01/2049           | 685,000          | 5.000%        | 174,000         | 859,000             | 1,033,000                  |
| 06/01/2050           |                  |               | 156,875         | 156,875             |                            |
| 12/01/2050           | 740,000          | 5.000%        | 156,875         | 896,875             | 1,053,750                  |
| 06/01/2051           |                  |               | 138,375         | 138,375             |                            |
| 12/01/2051           | 780,000          | 5.000%        | 138,375         | 918,375             | 1,056,750                  |
| 06/01/2052           |                  |               | 118,875         | 118,875             |                            |
| 12/01/2052           | 840,000          | 5.000%        | 118,875         | 958,875             | 1,077,750                  |
| 06/01/2053           |                  |               | 97,875          | 97,875              |                            |
| 12/01/2053           | 880,000          | 5.000%        | 97,875          | 977,875             | 1,075,750                  |
| 06/01/2054           |                  |               | 75,875          | 75,875              |                            |
| 12/01/2054           | 945,000          | 5.000%        | 75,875          | 1,020,875           | 1,096,750                  |
| 06/01/2055           |                  |               | 52,250          | 52,250              |                            |
| 12/01/2055           | 2,090,000        | 5.000%        | 52,250          | 2,142,250           | 2,194,500                  |
|                      | 12,760,000       |               | 8,464,500       | 21,224,500          | 21,224,500                 |

**BOND SOLUTION**

**MONUMENT RIDGE METROPOLITAN DISTRICT Nos. 1-4  
EL PASO COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2035  
Pay & Cancel Refg of (proposed) Series 2025 + New Money  
Combined District Revenues**

**Assumes Investment Grade, 100x, 30-yr. Maturity**

**(SERVICE PLAN: Full Growth + 6.00% Residential + 2.00% Commercial Bi-Reassessment Projections)**

~~~

| Period Ending | Proposed Principal | Proposed Debt Service | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Service Coverage |
|----------------------|---------------------------|------------------------------|-------------------------------|----------------------------|------------------------|------------------------------|
| 12/01/2036 | 205,000 | 917,000 | 917,000 | 920,802 | 3,802 | 100.415% |
| 12/01/2037 | 215,000 | 918,800 | 918,800 | 920,802 | 2,002 | 100.218% |
| 12/01/2038 | 240,000 | 935,200 | 935,200 | 939,298 | 4,098 | 100.438% |
| 12/01/2039 | 250,000 | 935,600 | 935,600 | 939,298 | 3,698 | 100.395% |
| 12/01/2040 | 280,000 | 955,600 | 955,600 | 958,164 | 2,564 | 100.268% |
| 12/01/2041 | 290,000 | 954,400 | 954,400 | 958,164 | 3,764 | 100.394% |
| 12/01/2042 | 320,000 | 972,800 | 972,800 | 977,407 | 4,607 | 100.474% |
| 12/01/2043 | 335,000 | 975,000 | 975,000 | 977,407 | 2,407 | 100.247% |
| 12/01/2044 | 370,000 | 996,600 | 996,600 | 997,035 | 435 | 100.044% |
| 12/01/2045 | 385,000 | 996,800 | 996,800 | 997,035 | 235 | 100.024% |
| 12/01/2046 | 420,000 | 1,016,400 | 1,016,400 | 1,017,056 | 656 | 100.065% |
| 12/01/2047 | 435,000 | 1,014,600 | 1,014,600 | 1,017,056 | 2,456 | 100.242% |
| 12/01/2048 | 475,000 | 1,037,200 | 1,037,200 | 1,037,477 | 277 | 100.027% |
| 12/01/2049 | 490,000 | 1,033,200 | 1,033,200 | 1,037,477 | 4,277 | 100.414% |
| 12/01/2050 | 530,000 | 1,053,600 | 1,053,600 | 1,058,307 | 4,707 | 100.447% |
| 12/01/2051 | 555,000 | 1,057,400 | 1,057,400 | 1,058,307 | 907 | 100.086% |
| 12/01/2052 | 595,000 | 1,075,200 | 1,075,200 | 1,079,553 | 4,353 | 100.405% |
| 12/01/2053 | 620,000 | 1,076,400 | 1,076,400 | 1,079,553 | 3,153 | 100.293% |
| 12/01/2054 | 665,000 | 1,096,600 | 1,096,600 | 1,101,224 | 4,624 | 100.422% |
| 12/01/2055 | 695,000 | 1,100,000 | 1,100,000 | 1,101,224 | 1,224 | 100.111% |
| 12/01/2056 | 745,000 | 1,122,200 | 1,122,200 | 1,123,328 | 1,128 | 100.101% |
| 12/01/2057 | 775,000 | 1,122,400 | 1,122,400 | 1,123,328 | 928 | 100.083% |
| 12/01/2058 | 825,000 | 1,141,400 | 1,141,400 | 1,145,875 | 4,475 | 100.392% |
| 12/01/2059 | 860,000 | 1,143,400 | 1,143,400 | 1,145,875 | 2,475 | 100.216% |
| 12/01/2060 | 915,000 | 1,164,000 | 1,164,000 | 1,168,872 | 4,872 | 100.419% |
| 12/01/2061 | 955,000 | 1,167,400 | 1,167,400 | 1,168,872 | 1,472 | 100.126% |
| 12/01/2062 | 1,015,000 | 1,189,200 | 1,189,200 | 1,192,330 | 3,130 | 100.263% |
| 12/01/2063 | 1,055,000 | 1,188,600 | 1,188,600 | 1,192,330 | 3,730 | 100.314% |
| 12/01/2064 | 1,120,000 | 1,211,400 | 1,211,400 | 1,216,256 | 4,856 | 100.401% |
| 12/01/2065 | 1,165,000 | 1,211,600 | 1,211,600 | 1,216,256 | 4,656 | 100.384% |
| | 17,800,000 | 31,780,000 | 31,780,000 | 31,865,964 | 85,964 | |



June 28, 2024

Monument Ridge Metropolitan District
Attention: Erin K. Stutz
White Bear Ankele Tanaka & Waldron Professional Corporation
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

clearly identify the dollar amount of debt this analysis is stating can be discharged

RE: Monument Ridge Metropolitan District Nos. 1-4 Financing Plan

We have analyzed the bonding capacity for the proposed Monument Ridge Metropolitan District Nos. 1-4 (together, the "Districts"). The analysis included in this document summarizes and presents information provided on behalf of Monument Ridge East, LLC (the "Developer") and does not include independently verifying the accuracy of the information or assumptions.

Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2024 market values. The development program is currently contemplated to be comprised of 342 residential units that include the following unit types and average values.

- a. Attached Single Family: 305 units with average values ranging from \$500,000 per unit to \$650,000 per unit.
- b. Detached Single Family: 37 units with an estimated value of \$825,000 per unit.

this located east of 125 D1-3 - nothing in D4.

Bond Assumptions

1. The debt service mill levy is 50.000 mills beginning in tax collection year 2026.
2. The District are modeled to issue limited tax general obligation bonds in December 2025. The bonds (Series 2025) are estimated to have a par amount of \$13,565,000 and an interest rate of 5.00%. At issuance, it is projected that the District will fund \$300,000 in costs of issuance, \$2,034,750 in capitalized interest, and \$1,096,750 in a debt service reserve from bond proceeds. The Underwriter's discount is modeled as 2% of par for the bonds. The remaining \$9,862,200 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 2% biennial inflation rate on existing residential development.
- d. Total senior bond par amount results in 1.00x debt service coverage.

Refinance Assumptions

1. The District is also modeled to issue senior refunding bonds in December 2035. The purpose of these bonds will be to refund the outstanding Series 2025 bonds at more favorable terms and generate additional proceeds for the District. The Series 2035 bonds are anticipated to have a par of \$17,800,000 and an interest rate of 4.00%. At issuance, it is projected that the District will utilize \$1,160,750 in funds on hand as a source of funds. Anticipated uses of funds include \$250,000 in costs of issuance, \$12,760,000 in refunding escrow in order to refund the outstanding Series 2025 bonds, and \$5,861,750 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 for the refunding bonds.

Total refunding 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 2% biennial inflation rate on residential development.
- g. Based on the status of development, the Series 2035 bonds will include an investment grade rating.
- h. Total senior bond par amount is sized to 1.00x 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 \$6,251,821 plus an additional \$375,110 in specific ownership taxes associated with the debt levy, for a total of \$6,626,931.

The operations mill levy (10.000 mills) collection revenues total \$1,250,364 plus an additional \$75,023 in specific ownership taxes associated with the operations, for a total of \$1,325,387.

The Special Purpose mill levy (5.000 mills) collection revenues total \$625,183 plus an additional \$37,512 in specific ownership taxes associated with this mill levy, for a total of \$662,695.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Monument Ridge Metropolitan District Nos. 1-4, 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 2% on residential development
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the District issues 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 District 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 2% 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.

Respectfully submitted,

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



Laci Knowles

Managing Director, Public Finance

is D4 a commercial mill levy? whats max mills and debt for future inclusion area- i dont think its planned for residential west of I25

The financial analysis does not include any land use in D4 which is a small pocket east of I-25 and includes a planned area as the future inclusion area west of I-25 and has no proposed uses in review. The costs for D1-3 Residential is depicted as \$15 Million+, yet Districts are asking for \$33 million debt. why does D1-3 discharge the debt and no data supports D4 discharging the debt for improvements in the future inclusion area when that appears to be the intent from the start? Please provide a written explanation clarifying this. The overall development has opposition which is why clarification shall be done to reduce confusion at hearings.

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.

EXHIBIT E

ANNUAL REPORT AND DISCLOSURE FORM

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

| | | |
|-----|---|--|
| 1. | Name of Districts: | Monument Ridge Metropolitan District Nos. 1-4 |
| 2. | Report for Calendar Year: | |
| 3. | Contact Information | WHITE BEAR ANKELE TANAKA & WALDRON
Attention: Blair M. Dickhoner, Esq.
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122
Phone: (303) 858-1800
bdickhoner@wbapc.com |
| 4. | Meeting Information | |
| 5. | Type of Districts/ Unique Representational Issues (if any) | The Districts are organized as metropolitan districts under Title 32 of the Colorado Revised Statutes. |
| 6. | Authorized Purposes of the Districts | The Districts are authorized to provide services as allowed by the Service Plan and Title 32 of the Colorado Revised Statutes. |
| 7. | Active Purposes of the Districts | The Districts shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate, and maintain public improvements, including, but not limited to, roadway, water, sanitary sewer, stormwater and drainage, landscaping and parks and recreation. |
| 8. | Current Certified Mill Levies
a. Debt Service
b. Operational
c. Other
d. Total | a. 50 mills, subject to adjustment
b. 10 mills, subject to adjustment
c. 5 mills, subject to adjustment
d. 65 mills, subject to adjustment |
| 9. | Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable). | Residential Property
$\$500,000 \times 6.8\%$ (2024 assessment rate) =
$\$34,000$ (assessed value)
$\$34,000 \times .065$ (total mill levy) = $\$2,210$ taxes due the District for 2024 |
| 10. | Maximum Authorized Mill Levy Caps
(Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)

a. Debt Service
b. Operational
c. Other | a. 50 mills, subject to adjustment
b. 10 mills, subject to adjustment
c. 5 mills, subject to adjustment
d. 65 mills, subject to adjustment |

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

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, 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

V1_Service Plan.pdf Markup Summary

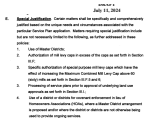
Daniel Torres (1)



Subject: Callout
Page Label: 23
Author: Daniel Torres
Date: 8/26/2024 4:10:23 PM
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2023 per assessors website. Revise.

dsdparsons (86)



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Author: dsdparsons
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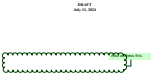
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D1 is proposed for this correct which has no residents

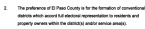


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Also address this.



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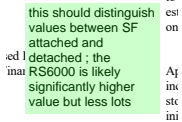
See Special District Policies Approved 2022 E, F and I





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What is the balance of D3 going to include? commercial or multi-family; a large portion of D3 is included in the financial analysis and is currently requested for rezone; how is this needed in the overlap area now? An exhibit as requested may answer this comment.



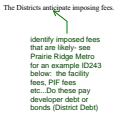
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this should distinguish values between SF attached and detached ; the RS6000 is likely significantly higher value but less lots



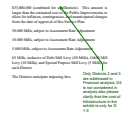
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is D4 a commercial mill levy? whats max mills and debt for future inclusion area- i dont think its planned for residential west of I25



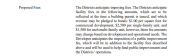
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identify imposed fees that are likely- see Prairie Ridge Metro for an example ID243 below: the facility fees, PIF fees etc...Do these pay developer debt or bonds (District Debt)



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Only Districts 2 and 3 are addressed in Financial analysis; D4 is not considered in analysis also please clarify that the cost of infrastructure in the exhibit is only for D 1-3



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300 (combined for all Districts). This amount is the estimated cost of the Public Improvements inflation, contingencies, and unanticipated change date of approval of this Service Plan.

ills, subject to Assessment Rate Adjustment

ills, subject to Assessment Rate Adjustment

ills, subject to Assessment Rate Adjustment

clusive of Debt Mill Levy (50 Mills), O&M Mills), and Special Purpose Mill Levy (5 Mil

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ntation, contingencies, and unanticipated en
ate of approval of this Service Plan.

ills, subject to Assessment Rate Adjustment

ills, subject to Assessment Rate Adjustment

s, subject to Assessment Rate Adjustment

clusive of Debt Mill Levy (50 Mills), O&M
Mills), and Special Purpose Mill Levy (5 Mil


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ills, subject to Assessment Rate Adjustment

ills, subject to Assessment Rate Adjustment

ills, subject to Assessment Rate Adjustment

clusive of Debt Mill Levy (50 Mills), O&M
Mills), and Special Purpose Mill Levy (5 Mil
rict

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Board of County Commissioners means the Board of County Commissioners.

Conservation Easement means a Title 32 special district which
has the authority to acquire, hold, and manage property for the
purpose of conserving natural resources.

County means El Paso County, Colorado.

County Clerk means County Clerk, which is defined as public property used by
the County for the purpose of providing services to the County. The County Clerk
is the official responsible for the management and operation of the County Clerk's
office, including but not limited to the County Clerk's office, the County Clerk's
office, the County Clerk's office, and the County Clerk's office.


County Engineer means the County Engineer, which is defined as public property used by
the County for the purpose of providing services to the County. The County Engineer
is the official responsible for the management and operation of the County Engineer's
office, including but not limited to the County Engineer's office, the County Engineer's
office, the County Engineer's office, and the County Engineer's office.

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Conservation Easement means a Title 32 special district which is created
and property interest to participate in activities for the Board of
County Commissioners.

County Clerk means the County Clerk, which is defined as public property used by
the County for the purpose of providing services to the County. The County Clerk
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office, the County Engineer's office, and the County Engineer's office.


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should you add this D1 has no residents as indicated in exhibits

Conservation Easement means a Title 32 special district which is created
and property interest to participate in activities for the Board of
County Commissioners.

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office, the County Engineer's office, and the County Engineer's office.

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ve to assess integration into recent construction
the obligation to repair such Developer
ch Debt by a Developer.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

that: (f) advises Colorado governmental
entities by Colorado governmental entities,
of maintenance of such securities and the

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state purpose of each

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

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, sales, and marketing of such securities and
current, and insurance in respect of such securities
at banker, or individual listed as a public firm
Municipal Securities Rulemaking Board or comply
with the provisions of the Securities Act of 1933
in connection with the transaction relate
to the securities.

initial boundaries of the Districts as describe
Exhibit A.2 and as legally described in the 1

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D2-3 maybe 4?

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Subject: Planner
Page Label: 12
Author: dsdparsons
Date: 8/28/2024 8:56:40 AM
Status:
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this is not accurate- The Town has requested
annexation.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Subject: Planner
Page Label: 12
Author: dsdparsons
Date: 8/28/2024 10:52:03 AM
Status:
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Layer:
Space:

please expand on this what is the purpose of each;
D1 is controlling the O and M is it also coordinating
the financing? See Model Plan

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Special District No. 1.
Special District No. 2.
Special District No. 3.
Special District No. 4.

Subject: Planner
Page Label: 12
Author: dsdparsons
Date: 8/28/2024 11:06:47 AM
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identify each; will each be able to max the mills or
will the D4 be lower? Special District Polices
encourage varying Mills max based on districts
and land use

District Improvements
It is the policy of the County to encourage the use of financing districts for
Regional Public Improvements which provide a benefit to a significant
area of development and businesses within a larger development area or to
improve the environment.
Regional governmental entities, including the County, is
authorized to provide services to an economically feasible
portion of the Districts to encourage
for the proposed development within the Districts is
possible and in an effort to provide development of the

Subject: Image
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 8:55:39 AM
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Need should include the regional improvements to help show the need, - County Line; I25 - Misty Acres Blvd is needed - realignment of Monument Hill Rd; any subregional ponds?
in order for the Public Improvements require to be provided in the most economical manner

Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 12:09:10 PM
Status:
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Need should include the regional improvements to help show the need, - County Line; I25 - Misty Acres Blvd is needed - realignment of Monument Hill Rd; any subregional ponds?

Regional governmental entities, including the County, is authorized to provide services to an economically feasible portion of the Districts to encourage for the proposed development within the Districts is possible and in an effort to provide development of the

Subject: Image
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 11:08:56 AM
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necessary in order for the Public Improvements required services to be provided in the most economical manner at the subject property. The Districts will be able to produce the required revenue to fund the Public operations and maintenance costs for these Public, their governmental or quasi-governmental from
The Districts
Districts as independent quasi-municipal entities which actions identified in the Service Plan. Future County if generally be limited to functions as required by the future functions, determinations as to compliance with or any conditions attached to its approval, as well as

Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 11:09:32 AM
Status:
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please provide from Misty Acres District

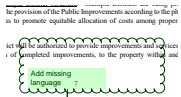
of the properties within the Districts.
of the County to allow for the Districts to provide for the development of the County and other
the Districts to encourage for the proposed development within the Districts is possible and in an effort to provide development of the

Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 11:12:08 AM
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I am struggling with D1 being a conventional rep district there are no residents proposed ;no lot owners or unit owners; it looks like a control district

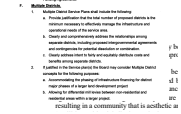
of the properties within the Districts.
of the County to allow for the Districts to provide for the development of the County and other
the Districts to encourage for the proposed development within the Districts is possible and in an effort to provide development of the

Subject: Image
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 11:11:45 AM
Status:
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Subject: Planner
Page Label: 13
Author: dsdparsons
Date: 8/28/2024 11:12:37 AM
Status:
Color: ■
Layer:
Space:

Add missing language



Subject: Image
Page Label: 14
Author: dsdparsons
Date: 8/28/2024 8:59:16 AM
Status:
Color: ■
Layer:
Space:

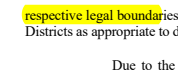
Subject: Highlight
Page Label: 14
Author: dsdparsons
Date: 8/28/2024 8:59:26 AM
Status:
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agreements are expected to be executed by one or more of the Districts clarifying the respective responsibilities and the nature of the functions and services to be provided by each District. The agreements will be d



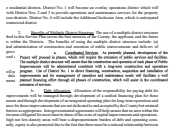
Subject: Planner
Page Label: 14
Author: dsdparsons
Date: 8/28/2024 8:59:44 AM
Status:
Color: ■
Layer:
Space:

clarify



Subject: Highlight
Page Label: 14
Author: dsdparsons
Date: 8/28/2024 9:00:14 AM
Status:
Color: ■
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respective legal bounda



Subject: Image
Page Label: 14
Author: dsdparsons
Date: 8/28/2024 11:14:27 AM
Status:
Color: ■
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... The City of Colorado Springs is a public corporation...
... The City of Colorado Springs is a public corporation...
... The City of Colorado Springs is a public corporation...

Subject: Planner
Page Label: 16
Author: dsdparsons
Date: 8/28/2024 11:19:30 AM
Status:
Color: ■
Layer:
Space:

modify this language so Hydrants (D4 Cistern?)
can be designed and financed O and M by district
see Prarie Ridge for an example

governing the payment and

what about west of
I25?

11

Subject: Planner
Page Label: 17
Author: dsdparsons
Date: 8/28/2024 11:21:44 AM
Status:
Color: ■
Layer:
Space:

what about west of I25?

ative responsibilities and

fire for hydrants

Subject: Planner
Page Label: 18
Author: dsdparsons
Date: 8/28/2024 11:22:34 AM
Status:
Color: ■
Layer:
Space:

fire for hydrants

... and the City of Colorado Springs, including the respective responsibilities and the
... and the City of Colorado Springs, including the respective responsibilities and the
... and the City of Colorado Springs, including the respective responsibilities and the

Subject: Planner
Page Label: 18
Author: dsdparsons
Date: 8/28/2024 11:24:33 AM
Status:
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Space:

verify exhibits or named correctly here and
throughout Service Plan please

to corporate l
ado Springs C

hibited from i

Subject: Ellipse
Page Label: 18
Author: dsdparsons
Date: 8/28/2024 11:25:29 AM
Status:
Color: ■
Layer:
Space:

clusion or exclusion within the combined area
clusion Areas in accordance with the applica-

ing, the Districts are prohibited from includi
f t Delete this is far from COS

ing, the Districts are prohibited from includi
f the property is within the corporate limits of
of the Town of Monument Board of Trustees.

Subject: Planner
Page Label: 18
Author: dsdparsons
Date: 8/28/2024 11:26:07 AM
Status:
Color: ■
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Space:

Delete this is far from COS

the Project.
Discuss the ability to turn District control over to residents as phasing continues; add reference to letter from Misty acres Board; and address not annexing into Town

Subject: Planner
Page Label: 18
Author: dsdparsons
Date: 8/28/2024 11:27:44 AM
Status:
Color: ■
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Discuss the ability to turn District control over to residents as phasing continues; add reference to letter from Misty acres Board; and address not annexing into Town

12. The governing municipality (Monument) is a...

Subject: Planner
Page Label: 19
Author: dsdparsons
Date: 8/28/2024 12:00:09 PM
Status:
Color: ■
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or governing municipality (Monument) in case this is annexed later

i think there is a constructed interim road connecting Misty Acres Blvd to ex Monument Hill road that will be realigned and a portion abandoned..is there a existing pond?

Subject: Planner
Page Label: 20
Author: dsdparsons
Date: 8/28/2024 12:06:16 PM
Status:
Color: ■
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Space:

i think there is a constructed interim road connecting Misty Acres Blvd to ex Monument Hill road that will be realigned and a portion abandoned..is there a existing pond?

zoned RS-6000.
acergae of
RS6000
strict Boundaries

Subject: Planner
Page Label: 20
Author: dsdparsons
Date: 8/28/2024 12:04:45 PM
Status:
Color: ■
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Space:

acergae of RS6000

It is unusual to have 100percent be eligible improvements; what is percentage of coverage or contingency on costs verses debt max; what percentage are eligible improvements?

Subject: Planner
Page Label: 20
Author: dsdparsons
Date: 8/28/2024 12:08:09 PM
Status:
Color: ■
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Space:

It is unusual to have 100percent be eligible improvements; what is percentage of coverage or contingency on costs verses debt max; what percentage are eligible improvements?

to issue Debt up to \$13,000,000 in principal amount used debt amount is based on the proposed estimated These initial cost estimates are preliminary in nature made of the Developer's control. These initial cost not portion of costs, the total project improvements etc.) will be significantly higher and will materially are all districts allowed to max debt and mills?

Subject: Planner
Page Label: 21
Author: dsdparsons
Date: 8/28/2024 12:09:55 PM
Status:
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are all districts allowed to max debt and mills?

11. Mills Levy. The Maximum Debt Service Mill Investment Rate Adjustment. All Debt issued by the requirements of Section 32-1-1101, C.R.S. and

Combined Mill Levy for residential is 65- what about D4 commercial?

tuang Developer Funding

Subject: Planner
Page Label: 21
Author: dsdparsons
Date: 8/28/2024 12:13:05 PM
Status:
Color: ■
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residential is 65- what about D4 commercial?

the refunding or restructured Debt is no plan anticipates refi at X years

Developer Funding Agreements with the Districts. It is shortfalls in funding its capital costs and

Subject: Planner
Page Label: 22
Author: dsdparsons
Date: 8/28/2024 12:13:41 PM
Status:
Color: ■
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Space:

plan anticipates refi at X years _____

Subject: Planner
Page Label: 23
Author: dsdparsons
Date: 8/28/2024 12:16:45 PM
Status:
Color: ■
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Space:

District should reflect what current mills are for Misty ; Misty has not identified they are agreeable to overlap/exclusion; also identify what mills will be with the additional Monument Ridge Districts plus if your doing an overlap district or control district for No. 1

Subject: Image
Page Label: 23
Author: dsdparsons
Date: 8/28/2024 12:17:15 PM
Status:
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Space:

Subject: Planner
Page Label: 24
Author: dsdparsons
Date: 8/28/2024 12:17:36 PM
Status:
Color: ■
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Space:

it does impact Misty

Provide map of existing Misty Acres District and depict a hatch on proposed overlap or exclusion area.

Subject: Text Box
Page Label: 27
Author: dsdparsons
Date: 8/28/2024 8:12:55 AM
Status:
Color: ■
Layer:
Space:

Provide map of existing Misty Acres District and depict a hatch on proposed overlap or exclusion area.

Please provide a map of the D1 Overlapping area and the legal may need to be updated. Or will this be done by IGA between Districts?

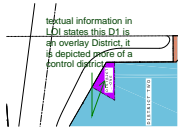
Subject: Planner
Page Label: 27
Author: dsdparsons
Date: 8/28/2024 9:01:38 AM
Status:
Color: ■
Layer:
Space:

Please provide a map of the D1 Overlapping area and the legal may need to be updated. Or will this be done by IGA between Districts?

Add a map of the proposed rezone boundaries and identify the District boundaries for clarity because the districts appear to bisect the various developments being zoned RM12 and RS6000... normally we would have a sketch plan or prelim plan as an exhibit which depicts what districts are where in this case we only have rezone maps...

Subject: Text Box
Page Label: 27
Author: dsdparsons
Date: 8/28/2024 10:30:54 AM
Status:
Color: ■
Layer:
Space:

Add a map of the proposed rezone boundaries and identify the District boundaries for clarity because the districts appear to bisect the various developments being zoned RM12 and RS6000... normally we would have a sketch plan or prelim plan as an exhibit which depicts what districts are where in this case we only have rezone maps...



Subject: Callout
Page Label: 31
Author: dsdparsons
Date: 8/27/2024 2:18:49 PM
Status:
Color: ■
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Space:

textual information in LOI states this D1 is an overlay District, it is depicted more of a control district.



Subject: Planner
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:52:05 AM
Status:
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What is the balance of D3 going to include? commercial or multi-family; only a portion of D3 is included in the financial analysis and is currently requested for rezone; how is this needed in the overlap area now?

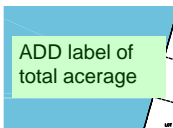


Subject: Arrow
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 10:08:50 AM
Status:
Color: ■
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Space:

ADD label of total acerage

Subject: Planner
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:52:50 AM
Status:
Color: ■
Layer:
Space:

ADD label of total acerage



Subject: Planner
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:52:55 AM
Status:
Color: ■
Layer:
Space:

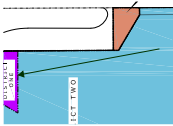
ADD label of total acreage



DISTRICT FOUR

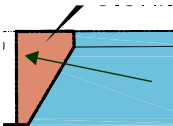
Subject: Planner
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:53:18 AM
Status:
Color: ■
Layer:
Space:

ADD label of total acreage

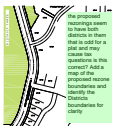


Subject: Arrow
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:53:06 AM
Status:
Color: ■
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Subject: Arrow
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 9:53:16 AM
Status:
Color: ■
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Subject: Highlight
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 10:09:10 AM
Status:
Color: ■
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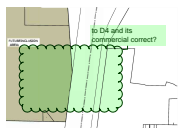
Subject: Planner
Page Label: 31
Author: dsdparsons
Date: 8/28/2024 10:27:23 AM
Status:
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the proposed rezonings seem to have both districts in them that is odd for a plat and may cause tax questions is this correct? Add a map of the proposed rezone boundaries and identify the Districts boundaries for clarity

label and add district boundary lines as proposed so its clear what infrastructure is in what district and development

Subject: Planner
Page Label: 33
Author: dsdparsons
Date: 8/28/2024 10:01:03 AM
Status:
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label and add district boundary lines as proposed so its clear what infrastructure is in what district and development



Subject: Planner
Page Label: 35
Author: dsdparsons
Date: 8/28/2024 12:12:04 PM
Status:
Color: ■
Layer:
Space:

to D4 and its commercial correct?

Check acreages the two rezones are 14 plus 40 acres roughly 54 acres, and appear to include the Districts 1-4...?

Subject: Planner
Page Label: 38
Author: dsdparsons
Date: 8/28/2024 10:04:51 AM
Status:
Color: ■
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Space:

Check acreages the two rezones are 14 plus 40 acres roughly 54 acres, and appear to include the Districts 1-4...?



Subject: Text Box
Page Label: 49
Author: dsdparsons
Date: 8/28/2024 8:02:40 AM
Status:
Color: ■
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Space:

The financial analysis does not include any land use in D4 which is a small pocket east of I-25 and includes a planned area as the future inclusion area west of I-25 and has no proposed uses in review. The costs for D1-3 Residential is depicted as \$15 Million+, yet Districts are asking for \$33 million debt. why does D1-3 discharge the debt and no data supports D4 discharging the debt for improvements in the future inclusion area when that appears to be the intent from the start? Please provide a written explanation clarifying this.



Subject: Cloud
Page Label: 70
Author: dsdparsons
Date: 8/28/2024 7:45:57 AM
Status:
Color: ■
Layer:
Space:

this located east of 125 D1-3 - nothing in D4.

Subject: Text Box
Page Label: 70
Author: dsdparsons
Date: 8/28/2024 7:46:32 AM
Status:
Color: ■
Layer:
Space:

this located east of 125 D1-3 - nothing in D4.

Professional Corporation
 clearly identify the dollar amount of debt this analysis is stating can be discharged
 for District Nos. 3-4 Planning Plan
 or the proposed Mount Ridge Metropolitan District No. 1, included in the document summaries and presents information that, like the "Overview" used does not include independently or account
 added to the Developer and form the basis of the analysis. All

Subject: Callout
Page Label: 70
Author: dsdparsons
Date: 8/28/2024 7:47:56 AM
Status:
Color: ■
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clearly identify the dollar amount of debt this analysis is stating can be discharged

The financial analysis does not include any land area in the future inclusion area west of I-25 and has no proposed uses in review. The costs for D1-3 Residential is depicted as \$15 Million+, yet Districts are asking for \$33 million debt. why does D1-3 discharge the debt and no data supports D4 discharging the debt for improvements in the future inclusion area when that appears to be the intent from the start? Please provide a written explanation clarifying this.
 The overall development has opposition which is why clarification shall be done to reduce confusion at hearings.

Subject: Text Box
Page Label: 72
Author: dsdparsons
Date: 8/28/2024 8:03:47 AM
Status:
Color: ■
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Space:

The financial analysis does not include any land use in D4 which is a small pocket east of I-25 and includes a planned area as the future inclusion area west of I-25 and has no proposed uses in review. The costs for D1-3 Residential is depicted as \$15 Million+, yet Districts are asking for \$33 million debt. why does D1-3 discharge the debt and no data supports D4 discharging the debt for improvements in the future inclusion area when that appears to be the intent from the start? Please provide a written explanation clarifying this.
 The overall development has opposition which is why clarification shall be done to reduce confusion at hearings.

is D4 a commercial mill levy? whats max mills and debt for future inclusion area- i dont think its planned for residential west of I25

Subject: Planner
Page Label: 72
Author: dsdparsons
Date: 8/28/2024 12:11:26 PM
Status:
Color: ■
Layer:
Space:

is D4 a commercial mill levy? whats max mills and debt for future inclusion area- i dont think its planned for residential west of I25

EthanJacobsEPC (3)

4
 ng taxing entities and their respective
 6.862
 Share
 l No. 38
 6.6
 0.1
 37.5
 3.0

Subject: Callout
Page Label: 23
Author: EthanJacobsEPC
Date: 8/26/2024 4:43:58 PM
Status:
Color: ■
Layer:
Space:

6.862

Please label columns

| | |
|----|--------------|
| 34 | \$172,000.00 |
| 42 | \$897,000.00 |
| 50 | \$205,000.00 |

Subject: Callout
Page Label: 46
Author: EthanJacobsEPC
Date: 8/26/2024 12:53:18 PM
Status:
Color: ■
Layer:
Space:

Please label columns

This is very inexpensive sidewalk if 7.2\$/ LF

| | |
|----|----------------|
| 34 | \$172,000.00 |
| 42 | \$897,000.00 |
| 50 | \$205,000.00 |
| 51 | \$119,320.00 |
| 52 | \$2,447,388.00 |
| 53 | \$1,392,000.00 |
| 54 | \$77,360.00 |
| 55 | \$16,000.00 |

Subject: Callout
Page Label: 46
Author: EthanJacobsEPC
Date: 8/26/2024 12:53:12 PM
Status:
Color: ■
Layer:
Space:

This is very inexpensive sidewalk if 7.2\$/ LF