

RESOLUTION NO. __ - ____
EXHIBIT A

WATERVIEW II
METROPOLITAN DISTRICT

EL PASO COUNTY, COLORADO

(September 8, 2021)

AMENDED AND RESTATED SERVICE PLAN

FOR

WATERVIEW II

METROPOLITAN DISTRICT

Prepared by:



2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

Submitted: September 8, 2021

Applicants

Waterview II Metropolitan District Attn: Sean Allen, Esq. c/o 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Phone: (303) 858-1800 Email: sallen@wbapc.com	COLA, LLC Attn: Joe Stifter 555 Middle Creek Parkway, Suite 500 Colorado Springs, CO 80921 Phone: (719) 382-9433 Email: jstifter@viewhomes.net
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Consultants

<u>Underwriter</u> D.A. Davidson & Co. Attn: Laci Knowles and Kyle Thomas 1550 Market Street, Suite 300 Denver, Colorado 80202 Phone: (303) 764-5768 Email: lknowles@dadco.com ; kbthomas@dadco.com	<u>District's Counsel</u> White Bear Ankele Tanaka & Waldron, P.C. Attn: Sean Allen, Esq. 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Phone: (303) 858-1800 Email: sallen@wbapc.com
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Engineer

Independent District Engineering Services, LLC
1626 Cole Blvd., Suite 125
Lakewood, CO 80401
(720) 500-3299

Bond Counsel

Sherman & Howard LLC
Attn: Tiffany Leichman
633 17th Street, Suite 3000
Denver, CO 80202
Phone: (303) 299-8104
Email: tleichman@shermanhoward.com

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See SS 30-20-101.6.a this is not garbage from households! Its utility and or industrial solid waste - correct through out

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EXHIBITS (refer to instructions)

- A. Maps and Legal Descriptions
 - 1. Vicinity Map
 - 2. Current Included Property Boundary Map
 - 3. Exclusion Area Map/Legal Description
 - 4. Legal Description of Currently Included Property/Properties
- B. Development Summary
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- D.1 Administration, Operation, Maintenance and Special Purpose Mill Levy Services Budget
- E. Annual Report and Disclosure Form

I. EXECUTIVE SUMMARY

The following is a summary of general information regarding the District provided for the convenience of the reviewers of this Amended and Restated Service Plan (the “**Service Plan**” or “**Amended and Restated Service Plan**”). Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

District: Waterview II Metropolitan District (the “**District**”).
Property Owner(s): COLA, LLC and various home builders
Developer: COLA, LLC

Description of Development:

Is that in addition to the 298.2 acres? Are you stating that the existing District is 298.2, and your proposing to add an additional 168.8 acres for a total of 467 acres or are you removing property for a reduction in district size to 168ACRES? Is the new total to be included 861 homes JUST FOR THE 168 ACRES THAN?

The 2006 Original Service Plan is superseded by this Amended and Restated Service Plan to accommodate the updated, current and anticipated needs of the Waterview II residential development being served by the District. The District boundary currently contains approximately 298.2 acres, and will contain approximately 168.8 acres upon the expected future exclusion contemplated herein. The estimated Project costs and financing are based on the anticipated 168.8 acre Trails at Aspen Ridge residential development. At buildout, the Project is expected to consist of 861 single family residential homes, and no multi-family or commercial development.

Improvements Expected to be Financed:

why is the sf being burdened w all improvements when the commercial properties will benefit but not pay taxes into district

Water, streets, sidewalks, traffic and safety controls, open space, parks and recreation, fencing, landscaping and irrigation, drainage, detention ponds, storm water, sanitary sewer, and related grading and erosion control. The updated and current estimated public improvement Project cost is \$49,820,618. The 2006 original cost estimate was \$8,392,161.

The 2006 Original Service Plan limited the debt the District could issue to \$35,000,000, and limited the total combined mill levy that could be imposed at 40 mills without adjustment. This Amended and Restated Service Plan, which conforms to El Paso County’s model service plan, limits the debt to \$50,000,000, and provides for a maximum debt service mill levy limit of 50 with adjustment, maximum operational mill levy limit of 10 with adjustment, and maximum special purpose mill levy limit of 5 with adjustment for solid waste (“trash”) removal services, covenant enforcement and design review services.

Solid Waste removal is part of the Statutory obligations not the additional 5 mills for CCR enforcement per our special district policies...

Proposed Ongoing Services: It is anticipated that any Public Improvements not conveyed to the County or other appropriate jurisdictions/owners' association will be owned, operated and maintained by the District such as fencing and landscaping. The District also anticipates providing snow removal, grounds/native area and landscape maintenance, fence maintenance, irrigation, trash removal, covenant enforcement and design review services.

Infrastructure

Capital Costs: Approximately \$49,820,618 of District Eligible Public Improvement Costs

Maximum Debt Authorization: \$50,000,000

Proposed Debt Mill Levy: 50 Mills subject to the Mill Levy Adjustment

Proposed O & M Mill Levy: 10 Mills subject to the Mill Levy Adjustment

trash removal is not part of the 5 add mills per policies

Proposed Special Purpose Mill Levy: 5 Mills subject to the Mill Levy Adjustment for trash removal, covenant enforcement and design review services

Proposed Maximum Mill Levies: 65 Mills Total (50 mills debt service, 10 mills operational and 5 mills special purpose), subject to the Mill Levy Adjustment stemming from changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement

Proposed Fees: All fees, rates, tolls, penalties, or charges as authorized in Section 32-1-1001(1)(j)(I), C.R.S. Capital facility fee/development fee and operations, maintenance and administrative fees may be imposed by the District. The District has not previously imposed any fees, and the District's current Board of Directors does not anticipate imposing any such fees.

II. DEFINITIONS

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

Additional Inclusion Areas: None.

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

Board: means the board of directors of the District.

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

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

County: means El Paso County, Colorado

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

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

District: means the Waterview II Metropolitan District.

I thought it was 168 acres now excluding the commercial per th exhibits

District Boundaries: means the current approximately 298.2 acres of property included within the District as described in Section III.I., herein, and depicted on the map in Exhibit A.2 and as legally described in the legal description found at Exhibit A.5.

Exclusion Area: means the potential future exclusion of property consisting of approximately 86.44 acres of land, as more particularly depicted on the map set forth in Exhibit A.3.

298-86 = 212 acres - please check all number acreage and align

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales and marketing of such securities and the procuring of bond ratings, credit enhancement and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer’s Municipal Market Place; and (iii) is not an officer or employee

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

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

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

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

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is \$50,000,000.

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

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

Maximum Special Purpose Mill Levy: means the maximum ad valorem mill levy which is allowed in addition to the allowable Maximum Debt Service Mill Levy and the Maximum Operational Mill Levy the District may certify against any property within the District for the purposes of providing trash removal, covenant enforcement and design review services.

Mill Levy Adjustment: means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, and Maximum Special Purpose Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1, 2006 being in the year in which the District's original Service Plan was approved by the Board of County Commissioners.

Original Service Plan: means the Service Plan for the Waterview II Metropolitan District, approved by the Board of County Commissioners on August 31, 2006.

where is this from? I do not think this is our current definitions in our current policies or draft service plan-delete

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

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

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

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

Service Plan: means this Service Plan for the District.

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

State: means the State of Colorado.

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

III. INTRODUCTION

A. Overall Purpose and Intent.

The District was created pursuant to the Special District Act, and exists as a Conventional Representative District under El Paso County policies. The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District, in its discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a 861 single family unit residential project within the unincorporated County inclusive of the "Trails at Aspen Ridge" (the "**Project**"). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements. Additional major purposes will include covenant enforcement and design review services and operation and maintenance of those Public Improvements that are not conveyed to the County or other governmental jurisdictions.

NOT ADDRESSED (what was the old debt max, what is proposed) is legal changing? has landuse changes so now needs change? infrastructure etc.... Why is boundary shrinking? is there current bond debt that will be refinanced ? what districts adj are unable to serve the development...reader still does not know if your building water and wastewater infrastructure, roads etc....is district to own and maintain that. Look at the recently approved districts in EDARP.

B. Need for the District.

The overall need for creation of this District was established in 2006 in conjunction with approval of the Original Service Plan. The need for this Amended and Restated Service Plan is to update the service plan to the County's model service plan, account for updated and revised public infrastructure costs and build-out projections, and to update the financial plan necessary for the Project.

this does not show need-

C. County Objectives in Forming the District.

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

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

It is the additional objective of the County to allow for this District to provide for the ongoing various services identified in Section III.D immediately below, which either cannot or will not be provided by the County and/ or other districts. Also the District intends to provide trash removal, covenant enforcement and design review services.

? this seems unlikley. are you creating a trsh service company

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

D. Specific Purposes - Facilities and Services.

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

1. Water. The finance, design, acquisition, installation, construction and operation and maintenance of a water facilities and systems, including but not limited to wells, treatment, storage, pumping, transmission and distribution systems, together with all necessary and proper facilities, equipment and appurtenances incident thereto which may include, but shall not be limited to, transmission lines, distribution mains and laterals, together with extensions of and improvements to said systems, but excluding private on-site development. It is anticipated that

water improvements will be conveyed to the Widefield Water and Sanitation District for ownership, operations and maintenance as the service provider.

2. Sanitation. The finance, design, acquisition, installation, construction and operation and maintenance of wastewater mains and wastewater drainage collection facilities and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems, but excluding private on-site development. It is anticipated that sanitation improvements will be conveyed to the Widefield Water and Sanitation District for ownership, operations and maintenance as the service provider.

3. Street Improvements, Transportation and Safety Protection. The finance, design, acquisition, installation, construction and operation and maintenance of street and roadway improvements, including but not limited to curbs, sidewalks, bridges, underpasses, medians, roundabouts, islands, paving, lighting, sleeving, grading, landscaping, culverts, storm sewers, retaining walls, underground utilities and other street improvements, together with all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said facilities. It is anticipated that all street improvements (except alleys) will be conveyed to the County. The alleys are expected to be owned and maintained by the District. here you say EPC will take roads

4. Drainage. The finance, design, acquisition, installation, construction and operation and maintenance of drainage improvement including, but not limited to, storm sewers, channels, flood and surface drainage, gutters, culverts, and other drainage facilities such as detention ponds, retaining walls, and all necessary or proper equipment and appurtenances incident thereto, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities or systems. It is anticipated that drainage improvements, within the public road rights-of-way, will be conveyed to the County; however, those drainage improvements not conveyed to the County or other appropriate jurisdiction will be owned and maintained by the District.

5. Parks and Recreation. The finance, design, acquisition, installation, construction and operation and maintenance of public park and recreation facilities and services including, but not limited to, parks, paths, trails, fencing, open space, common areas, play structures, play grounds/fields, pavilions, picnic areas, fencing, community events, street trees, streetscapes, entry features, landscaping and irrigation, weed control, outdoor lighting, together with all necessary, incidental and appurtenant facilities, and all necessary extensions of and improvements to said facilities, systems and services. It is anticipated that parks and recreation improvements will be owned and maintained by the District. The District shall not have the authority to apply for or utilize any Conservation Trust (“Lottery”) funds without the express prior consent of the Board of County Commissioners. The District shall have the authority to apply for and receive any other grant funds, including, but not limited to, Great Outdoors Colorado (GOCO) discretionary grants. Such approval, although required, is not considered to be a major modification which would require the need to revise this Service Plan.

6. Mosquito Control. 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.

how many parks to be build? i would throw in the acreage of open space that the district will own and maintain...

7. Fire Protection. The District shall not provide fire protection services.

8. Television Relay and Translation. The finance, design, acquisition, installation, construction and operation and maintenance of 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. Subject to the provisions of Section 32-1-1004(8), C.R.S., as it may be amended from time to time, the District shall have the power to furnish covenant enforcement and design review services.

10. Security Services. Subject to the provisions of Section 32-1-1004(7), C.R.S., as it may be amended from time to time, the District shall have the power to furnish security services for any area within the District's boundaries. Prior to furnishing any security services, the District shall provide written notification to, consult with, and obtain the prior written consent of the County Sheriff and any applicable master association or similar body having authority in its charter or declaration to furnish such services.

11. Solid Waste Disposal. Subject to the provisions of Section 32-1-103(10)(f), C.R.S., as it may be amended from time to time, the District shall have the power to furnish solid waste disposal facilities or collection and transportation of solid waste.

this has no industrial or utility properties so this is unlikely and its NOT trash service per

E. **Other Powers.**

1. Amendments. The District shall have the power to amend this Service Plan as needed, subject to appropriate statutory procedures as set forth in Section 32-1-207, C.R.S.;

2. Authority to Modify Implementation of Financing Plan and Public Infrastructure. Without amending this Service Plan, the District may defer, forego, reschedule or

Other Statutory Powers.

ADD language
remove old please

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 exercise the statutory authority granted in C.R.S. § 18-12-214 by enacting an ordinance, resolution, rule, or other regulation restricting or prohibiting the carrying of a concealed handgun in a building or specific area within its jurisdiction or under its direct control by a person holding a permit to do so.

G. **Eminent Domain.**

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

The power of eminent domain and/or dominant eminent domain shall be limited to the acquisition of property that the District intends to own, control or maintain by the District or other governmental entity and is for the material use or benefit of the general public. The term "material use or benefit for the general public" shall not include the acquisition of property for the furtherance of an economic development plan, nor shall it include as a purpose an intent to convey

such property or to make such property available to a private entity for economic development purposes. The phrase “furtherance of an economic development plan” does not include condemnation of property to facilitate public infrastructure that is necessary for the development of the Project.

H. Intergovernmental Agreements (IGAs).

The District is authorized to enter into IGAs to the extent permissible by law. As of the date of approval of this Service Plan, the following IGAs are anticipated/in place.

Private Detention Basin/Storm Water Quality Best Management Practice Maintenance Agreement and Easement effective June 30, 2020 between the District, COLA, LLC and the County, recorded July 29, 2020, Reception No. 220111561.

I. Description of Boundaries and Service Area.

1. District Boundaries. A vicinity map showing the general location of the District is included as Exhibit A.1. A map of the currently included properties is included at Exhibit A.2, with a legal description of its boundaries found at Exhibit A.5.

2. Exclusion Areas. Future Exclusion Areas are anticipated to be removed from the current boundaries. The anticipated Exclusion Areas are found at Exhibit A.3.

add acreages and make this clear please

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

4. Analysis of Alternatives. The District was created to ensure the Public Improvements are constructed in the most efficient and cost effective manner, and that the costs are allocated equitably among the property owners who receive the direct benefit from the constructed Public Improvements.

this is not analysis of alternatives..

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

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

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

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

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

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

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

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

IV. DEVELOPMENT ANALYSIS

A. Existing Developed Conditions.

Public improvement construction has commenced within the District for the Trails at Aspen Ridge, Filing 1 as well as several offsite improvements that benefit the entire District. Completed work includes grading, utilities and streets for the Trails at Aspen Ridge, Filing 1 and street improvements for Legacy Drive. Completed offsite improvements include an offsite waterline, offsite sewer line, 4" gas line feeder, and deceleration / acceleration lanes and median crossing on Bradley Road at Legacy Hill Drive. Work is in progress in the Trails at Aspen Ridge Filing 1 landscape installation and grading work in the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 2 sanitary sewer is complete, and the Filing 2 infrastructure is expected to be complete in January 2022 with the park site and landscaping expected to be installed the summer of 2022.

B. Total Development at Project Buildout.

At complete Project build-out, development within the District is planned to consist of 861 residential units. The prices of homes in the project are expected to average between \$375,000 and \$425,000 in year 2021 dollars. The total estimated population of the District upon completion of development is 1,900.

C. Development Phasing and Absorption.

Absorption of the project is projected to take 7 years, beginning in 2021 and ending in 2027 and is further described in the Development Summary Table found at Exhibit D.

D. Status of Underlying Land Use Approvals.

The property is zoned R-5000 for The Trails at Aspen Ridge Filing No. 1 and Planned Unit Development for the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 1 contains 181 single family lots and was recorded on July 14, 2020 at Reception Number 220714541. The Waterview 2018 Sketch Plan Amendment is approved for 865 residential dwelling units. On December 10, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge Amendment (Rezoning) and PUD Development Plan at Reception Number 219156068. On June 1, 2021, the Board of County Commissioners approved the Major PUD Amendment to the PUD Development Plan which increased the total lot count from 605 lots up to 680 lots under Reception Number 221135788. Trails at Aspen Ridge Filing 2 contains 98 additional lots and was recorded on August 2, 2021 at Reception Number 221714795. The final plat for Trails at Aspen Ridge

Filing 3 includes 197 lots has been submitted to the County for review and approval thereof is expected by year end 2021. The final plat for Trails at Aspen Ridge Filing 4 includes 124 lots has been submitted to the County for review and approval thereof is expected in early 2022. Design of Trails at Aspen Ridge Filing 5, consisting of 54 lots, is expected to be submitted in 2021 with final approval projected for the spring of 2022.

V. INFRASTRUCTURE SUMMARY

Attached as Exhibit C is summary of the estimated costs of Public Improvements which are anticipated to be required within this District. A general description of the categories of Public Improvements is included in Section III.D. of this Service Plan. The total costs of the Public Improvement is estimated to be approximately \$49,820,618.55, in year 2021 dollars. It is estimated that the District will finance approximately \$33,327,000 (67%) of this estimated amount, but the amount ultimately financed by the District will be subject to the Maximum Authorized Debt limit.

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

VI. FINANCIAL PLAN SUMMARY

A. Financial Plan Assumptions and Debt Capacity Model.

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

B. Maximum Authorized Debt.

The District is authorized to issue Debt up to \$50,000,000 million in principal amount. The Maximum Debt Authorization is based on the proposed completion of an estimated \$49,820,618.55 of on and off-site public improvements for the Project. The estimated cost only contains the Public Improvement portion of development costs and the total Project costs is estimated to be in \$73,392,847.

C. Maximum Mill Levies.

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

2. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap shall be ten (10) mills, subject to the Mill Levy Adjustment. this is not consistent with policies-defer to County Attorney

3. Maximum Special Purpose Mill Levy Cap. The Maximum Special Purpose Mill Levy is five (5) Mills, subject to the Mill Levy Adjustment for the purpose of providing trash removal, covenant enforcement and design review services. As reflected on Exhibit D.1., the projected revenue produced by the Maximum Operational Mill Levy is not sufficient to pay for the trash removal, covenant enforcement and design review services. Therefore, the Special Purpose Mill Levy is needed to help pay for the anticipated costs associated with the provision of such special services as shown on Exhibit D.1.

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

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

D. Maximum Maturity Period for Debt.

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

E. Developer Funding Agreements.

The Developer has entered into Developer Funding Agreements with the District. The District has and will have shortfalls in funding its capital costs and monthly operations and maintenance expenses during the development phases. The Developer has been funding these obligations for the District to promote the Project's development subject to the Developer being repaid from future District revenues.

Developer Funding Agreements may allow for the earning of simple interest thereon, but under no circumstances shall any such agreement permit the compounding of interest. The existing Developer Funding Agreements predating this Service Plan bear simple interest at a rate of 6.5%. The Developer Funding Agreements may permit an interest rate that does not exceed the prime interest rate plus two points thereon; provided, however, such limitation shall not apply to the existing Developer Funding Agreements.

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

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

F. Privately Placed Debt Limitation.

Prior to the issuance of any privately placed Debt, the District shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the District’s Service Plan.

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

G. Revenue Obligations.

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

VII. OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS

A. Overlapping Taxing Entities.

The directly overlapping taxing entities and their respective year 2020 mill levies are as follows:

El Paso County	8.085
El Paso County Road and Bridge	0.330
Widefield School District No. 3	56.164
SD3 Security Public Library District	3.855
SD3 Widefield Community Center	4.715
Security Fire Protection District	10.002
Southeastern Colorado Water Conservancy	0.942

Include a sentence o impacts to County for SOT short term and long term in financial summary- this will be asked at hearing

Waterview II Metropolitan District 40.000
 El Paso County Public Improvement District No.2 10.000

total Mills _____

B. Neighboring Jurisdictions.

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

City of Colorado Springs	City of Fountain	Security Fire Protection District
Fountain Sanitation	Security Water & Sanitation	Silver Hawk Metro Dist
Fountain Mutual Metro Dist	Heritage SIMD	Widefield Water & Sanitation
Colorado Center Metro Dist	Cross Creek Metro Dist	Glen Metro Districts
Mesa Ridge Metro Districts	Lorson Ranch Metro Districts	Bradley Heights Metro Districts
Waterview I Metro District	Crescent Canyon Metro Dist	Apple Tree Metro Districts
Norris/Apple Tree BID	Riverbend Metro Dist	Rolling Hills Ranch Metro Districts
Norris Ranch Metro Districts	Cuchares Ranch Metro Dist	Fountain GID No. 1
US Highway 85 Corridor URA	The Sands Metro Dist #4	Peaceful Ridge Metro Dist
Peak Metro Districts	Riverbend Crossing BID	El Paso County PID No. 2 & 3

The District does not anticipate any adverse impacts to the listed entities in this Section.

VIII. DISSOLUTION

A. Dissolution.

Upon an independent determination of the Board of County Commissioners that the purposes for which the District was created have been accomplished, the District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes nor if the District owns, operates and maintains Public Improvements or provides services associated therewith.

B. Administrative Dissolution.

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

IX. COMPLIANCE

A. An Annual Report and Disclosure Form will be required and submitted as described in C.R.S. 32-1-207(3)(d) and as further articulated by Board of County Commissioners Resolution No. 07-273. A current form of the Annual Report and Disclosure Form is set forth in Exhibit E.

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

X. MISCELLANEOUS.

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

A. Special District Act.

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

B. Disclosure to Prospective Purchasers.

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

C. Local Improvements.

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

D. Service Plan not a Contract.

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

E. Land Use and Development Approvals.

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

XI. CONCLUSION

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

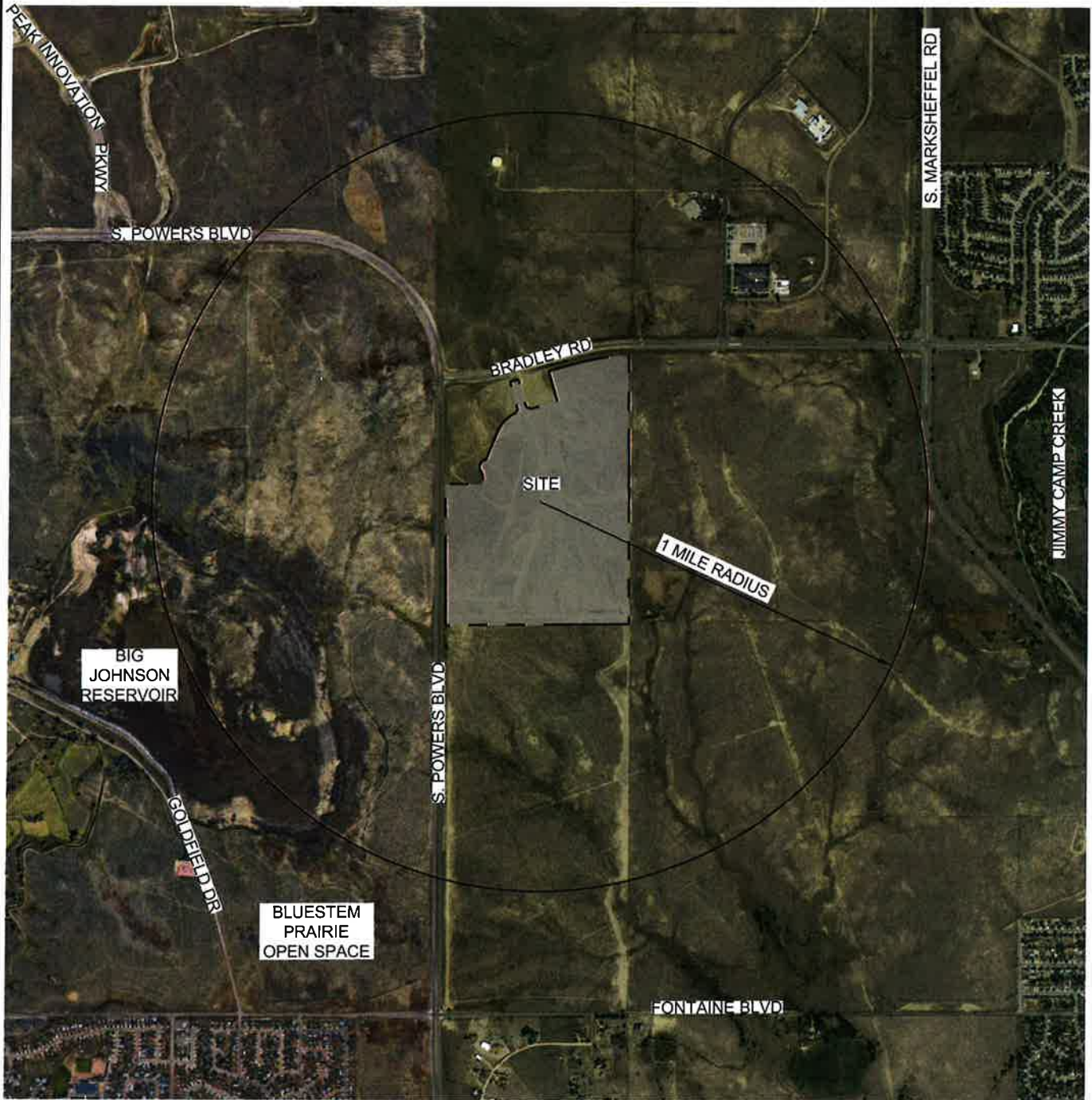
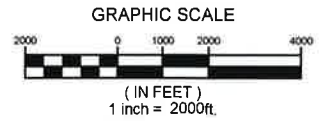
- A. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- B. The existing service in the area to be served by the District is inadequate for present and projected needs;
- C. The District is capable of providing economical and sufficient service to the Project;
- D. The area included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- E. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
- F. The facility and service standards of the District are compatible with the facility and service standards of the County;
- G. The proposal is in substantial compliance with the County master plan.
- H. The creation of the District was and is in the best interests of the area proposed to be served.

EXHIBIT A

MAPS AND LEGAL DESCRIPTIONS

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



FILE NAME: s:\20.666.028 trails puosp major amend\100 Dwg\1105 exhibit\district map\trails at aspen ridge\2021\20210901.ctb FILE: Matrix.cdb

PREPARED BY:




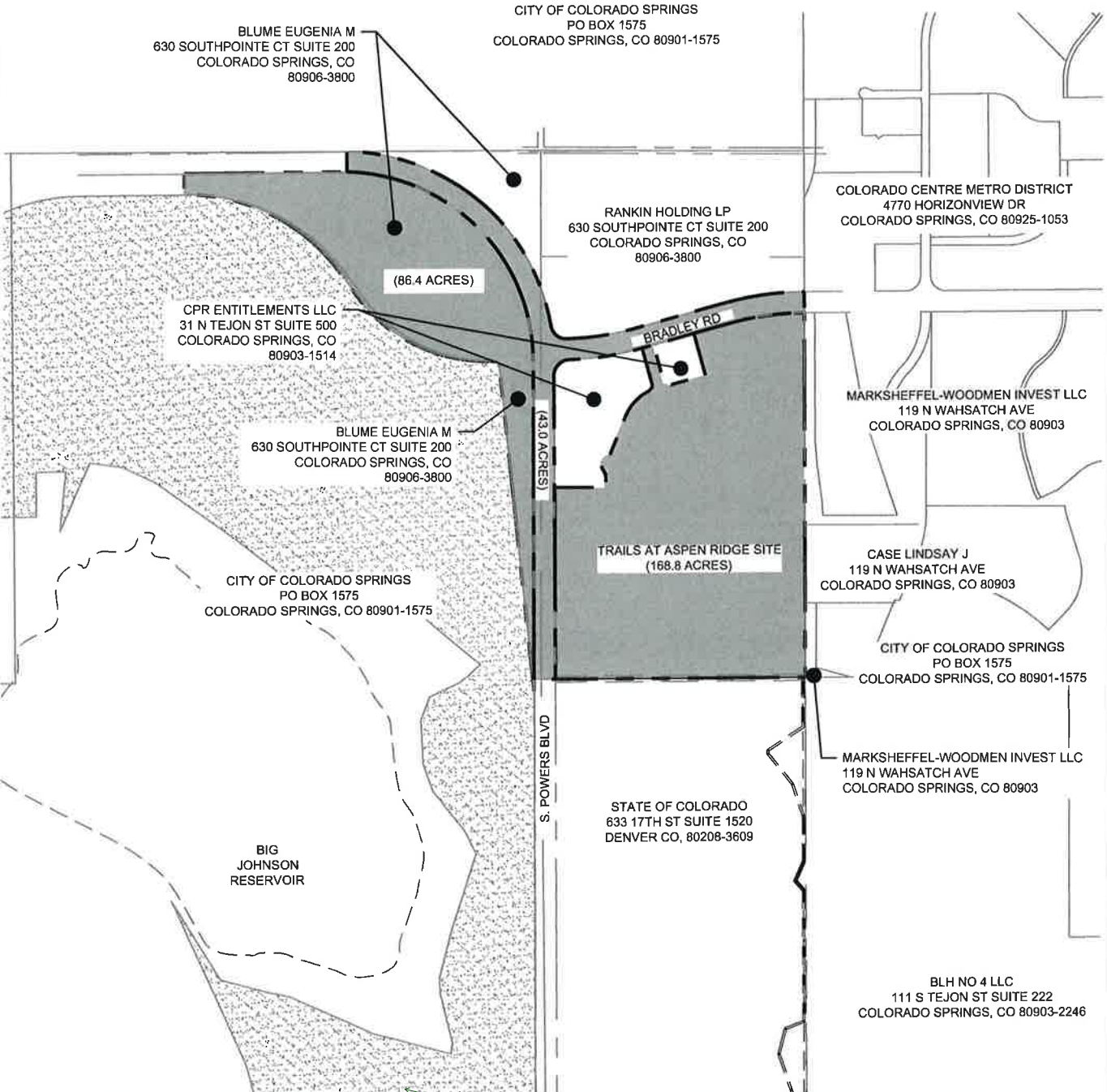
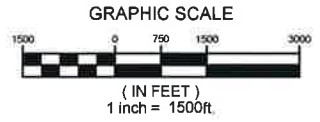
WATERVIEW II METROPOLITAN DISTRICT VICINITY MAP

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 2000'	SHEET 1 OF 11	EXH01
CHECKED BY: NMS	VERT. N/A		

NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

LEGEND

 SITE DISTRICT BOUNDARY (298.2 AC)



EXISTING

PREPARED BY:







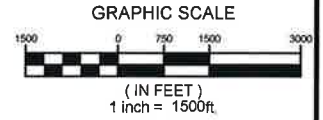
**WATERVIEW II METROPOLITAN DISTRICT
 BOUNDARY AREA MAP**

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 1500'	SHEET	10 OF 11	EXHA.2
CHECKED BY:	NMS	VERT. N/A			

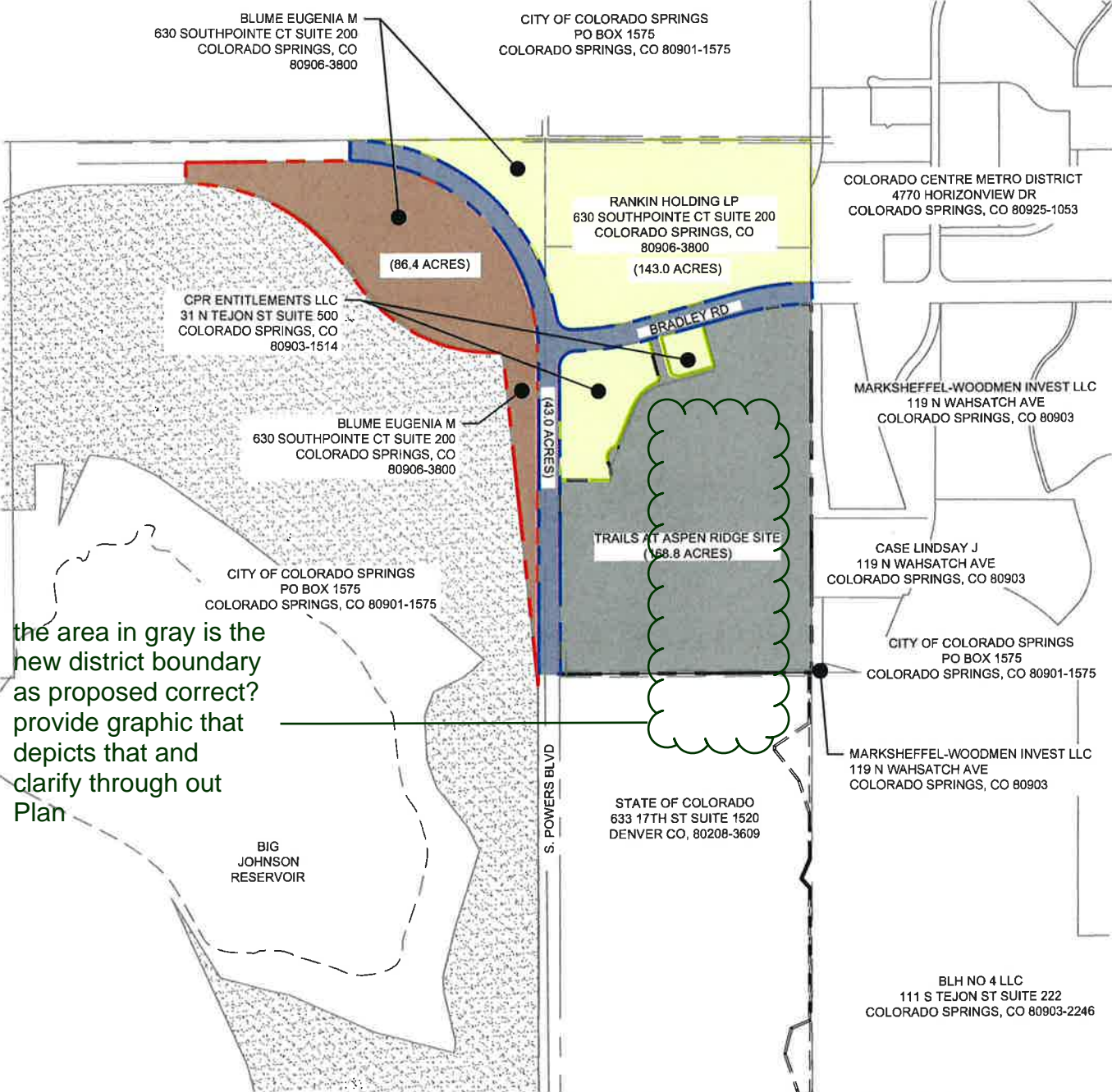
FILE NAME: s:\2019\028 trails padssp major ammend\100 Dwg\105 exhibits\district maps\TRAILS AT ASPEN RIDGE\Matrix.ctb

NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

LEGEND	
	SITE (168.8 AC)
	FUTURE EXCLUSION AREA (86.4 AC)
	PREVIOUSLY EXCLUDED AREA JUNE 21, 2021 (143.0 AC)
	ROW EXCLUSION AREA (43.0 AC)



TOTAL SITE + EXCLUSION AREAS = (441.2 AC)



the area in gray is the new district boundary as proposed correct? provide graphic that depicts that and clarify through out Plan

FILE NAME: s:\20.886.028 trails pudsp major amend\100 Dwg\105 exhibit\district map\trails at aspen ridge\trails at aspen ridge\September 2, 2021 1:55:51 PM CTB FILE: Matrix.cb

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT EXCLUSION AREA MAP

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 1500'	SHEET 11 OF 11	EXHA.3
CHECKED BY: NMS	VERT. N/A		

EXHIBIT A-3

Waterview II MD - Future Exclusion Area

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND 17, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE S89°33'35"W, A DISTANCE OF 66.65 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°29'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.46 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 200120591 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW THE EASTERLY AND NORTHERLY LINES OF SAID TRACT RECORDED AT RECEPTION NO. 200120591:

2. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;
3. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;
4. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;
5. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;
6. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'56"W A DISTANCE OF 1718.20 FEET;
7. THENCE N00°41'28"W A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES FOLLOW SAID SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF POWERS BOULEVARD:

8. THENCE N89°18'32"E A DISTANCE OF 1579.97 FEET TO A POINT OF CURVE TO THE RIGHT;
9. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 90°12'18", AN ARC LENGTH OF 2983.44 FEET, WHOSE LONG CHORD BEARS S45°35'19"E A DISTANCE OF 2684.73 FEET;
10. THENCE S00°29'10"E A DISTANCE OF 3176.26 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

THE ABOVE TRACT OF LAND CONTAINS 86.44 ACRES, MORE OR LESS.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, T15 S, R 65 W OF THE 6TH P.M., EL PASO COUNTY, COLORADO, WHICH IS ASSUMED TO BEAR S89°33'35"W FROM THE WITNESS CORNER 143.54 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 (SAID WITNESS CORNER BEING A 2" IRON POST WITH A 2 ½" ALUM. CAP LS 17664), TO THE SOUTH ¼ CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

PREPARED BY:

RAYMOND JOSEPH PECHEK PLS 24964

FOR AND ON BEHALF OF:

URS CORPORATION

9960 FEDERAL DRIVE, SUITE 300

COLORADO SPRINGS, COLORADO 80921

(719) 531-0001 FEBRUARY 21, 2005 ; \\S031ntfile1\6742381\ADMIN\LEGALS\EYEBROW-PARCEL.doc

Label the legals as they are: 2006
District Boundary, Excluded area as
proposed, new district boundary.....

the above graphic indicate ONLY
the trails area will be within the
district as proposed which is only
168 acres

LEGAL DESCRIPTION: (WATERVIEW II DISTRICT BOUNDARY 9/1/2021)

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8, 9 AND 17, ALL IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8, THENCE S89°33'35"W, A DISTANCE OF 66.46 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE S00°29'10"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.46 FEET TO A POINT ON THE EASTERLY LINE OF A TRACT OF LAND AS RECORDED AT RECEPTION NO. 200120591 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW THE EASTERLY AND NORTHERLY LINES OF SAID TRACT RECORDED AT RECEPTION NO. 200120591:

- 1. THENCE N06°24'05"W A DISTANCE OF 3312.25 FEET;**
- 2. THENCE S89°34'46"W A DISTANCE OF 105.49 FEET TO A POINT OF CURVE TO THE RIGHT;**
- 3. THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT WITH A RADIUS OF 1645.00 FEET, A DELTA ANGLE OF 53°38'50", AN ARC LENGTH OF 1540.25 FEET, WHOSE LONG CHORD BEARS N63°35'49"W A DISTANCE OF 1484.60 FEET;**
- 4. THENCE N36°46'24"W A DISTANCE OF 297.03 FEET TO A POINT OF CURVE TO THE LEFT;**
- 5. THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT WITH A RADIUS OF 1895.00 FEET, A DELTA ANGLE OF 53°55'04", AN ARC LENGTH OF 1783.27 FEET, WHOSE LONG CHORD BEARS N63°43'56"W A DISTANCE OF 1718.20 FEET;**

THENCE N00°41'28"W A DISTANCE OF 210.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE N89°18'32"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1579.97 FEET;

THENCE N00°40'01"W A DISTANCE OF 210.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID POWERS BOULEVARD;

THE FOLLOWING THREE (3) COURSES FOLLOW SAID NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF POWERS BOULEVARD:

- 1. THENCE N89°34'16"E A DISTANCE OF 18.76 FEET TO A POINT OF CURVE TO THE RIGHT;**

2. THENCE ON SAID CURVE, HAVING A RADIUS OF 2105.00 FEET; AN ARC LENGTH OF 2947.69 FEET, A DELTA ANGLE OF 80°13'57", WHOSE LONG CHORD BEARS S50°03'51"E A DISTANCE OF 2712.68 FEET TO A POINT OF REVERSE CURVE TO THE LEFT;
3. THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 216.56 FEET, A DELTA ANGLE OF 82°43'14", WHOSE LONG CHORD BEARS S51°18'28" E A DISTANCE OF 198.24 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS FILED FOR RECORD IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FIVE (5) COURSES FOLLOW SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD:

- 1) THENCE N87°19'53"E A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 625.43 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'19"E A DISTANCE OF 624.10 FEET;
- 3) THENCE N74°20'48"E A DISTANCE OF 952.02 FEET TO A POINT OF CURVE TO THE RIGHT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2969.79 FEET, AN ARC LENGTH OF 785.85 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 783.56 FEET;
- 5) THENCE N89°30'29"E A DISTANCE OF 4.29 FEET TO A POINT ON THE NORTH-SOUTH ¼ LINE OF SAID SECTION 9;

THENCE S00°19'32"E ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3848.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;

THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 2495.44 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THENCE S89°33'35"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 143.54 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 324.71 ACRES, MORE OR LESS.

EXCEPTING THEREFROM, PARCEL 2, AND PARCEL 3, CONTAINED IN COURT DOCUMENT RECORDED AT RECEPTION NO. 221124732 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;

1. THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
2. THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
3. THENCE S74°20'48"W A DISTANCE OF 385.14 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY S74°20'48"W A DISTANCE OF 425.01 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"E A DISTANCE OF 392.40 FEET TO A POINT OF NON-TANGENT CURVE TO THE LEFT WHOSE RADIAL BEARS N44°25'13"E;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 60°04'25", AN ARC LENGTH OF 78.64 FEET, WHOSE LONG CHORD BEARS S75°37'00"E A DISTANCE OF 75.08 FEET;

THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;

THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;

THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;

THENCE N15°39'12"W A DISTANCE OF 469.99 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 188,446 SQUARE FEET OR 4.33 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;

THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.80 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;

- 1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41", WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
- 3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"E A DISTANCE OF 394.68 FEET TO A NON-TANGENT CURVE TO THE RIGHT, WHOSE RADIAL BEARS N75°43'37"W;

THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 43°29'55", AN ARC LENGTH OF 56.94 FEET, WHOSE LONG CHORD BEARS S36°01'21"W A DISTANCE OF 55.58 FEET;

THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A DELTA ANGLE OF 35°44'30", AN ARC LENGTH OF 280.72 FEET, WHOSE LONG CHORD BEARS S39°54'03"W A DISTANCE OF 276.19 FEET;

THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;

THENCE S22°01'35"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 13°32'35", AN ARC LENGTH OF 61.46 FEET, WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;

THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;

THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);

THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

- 1) THENCE N00°29'10"W A DISTANCE OF 1,123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
- 2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 87°49'03", AN ARC LENGTH OF 229.91 FEET, WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;
- 3) THENCE N87°19'53"E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
- 4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, A DELTA ANGLE OF 12°59'05", AN ARC LENGTH OF 673.03 FEET, WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
- 5) THENCE N74°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES, MORE OR LESS.

NET AREA OF DISTRICT BOUNDARY CONTAINS 298.26 ACRES.

PREPARED BY:
JAMES F. LENZ
FOR AND ON BEHALF OF:
RIDGELINE LAND SURVEYING-LLC

the above graphic indicate ONLY the trails area will be within the district as proposed which is only 168 acres



EXHIBIT B

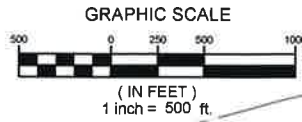
DEVELOPMENT SUMMARY

The projected housing development type, including the number of residential units for each type, assumed actual unit value, and absorption schedule is summarized and provided on pages 2-4 of the Financing Plan - Exhibit D.

The property is zoned R-5000 for The Trails at Aspen Ridge Filing No. 1 and Planned Unit Development for the Trails at Aspen Ridge Filings 2-6. Trails at Aspen Ridge Filing 1 contains 181 single family lots and was recorded on July 14, 2020 at Reception Number 220714541. The Waterview 2018 Sketch Plan Amendment is approved for 865 residential dwelling units. On December 10, 2019, the Board of County Commissioners approved the Trails at Aspen Ridge Amendment (Rezoning) and PUD Development Plan at Reception Number 219156068. On June 1, 2021, the Board of County Commissioners approved the Major PUD Amendment to the PUD Development Plan which increased the total lot count from 605 lots up to 680 lots under Reception Number 221135788. Trails at Aspen Ridge Filing 2 contains 98 additional lots and was recorded on August 2, 2021 at Reception Number 221714795. The final plat for Trails at Aspen Ridge Filing 3 includes 197 lots has been submitted to the County for review and approval thereof is expected by year end 2021. The final plat for Trails at Aspen Ridge Filing 4 includes 124 lots has been submitted to the County for review and approval thereof is expected in early 2022. Design of Trails at Aspen Ridge Filing 5, consisting of 54 lots, is expected to be submitted in 2021 with final approval projected for the spring of 2022.

NOTE:

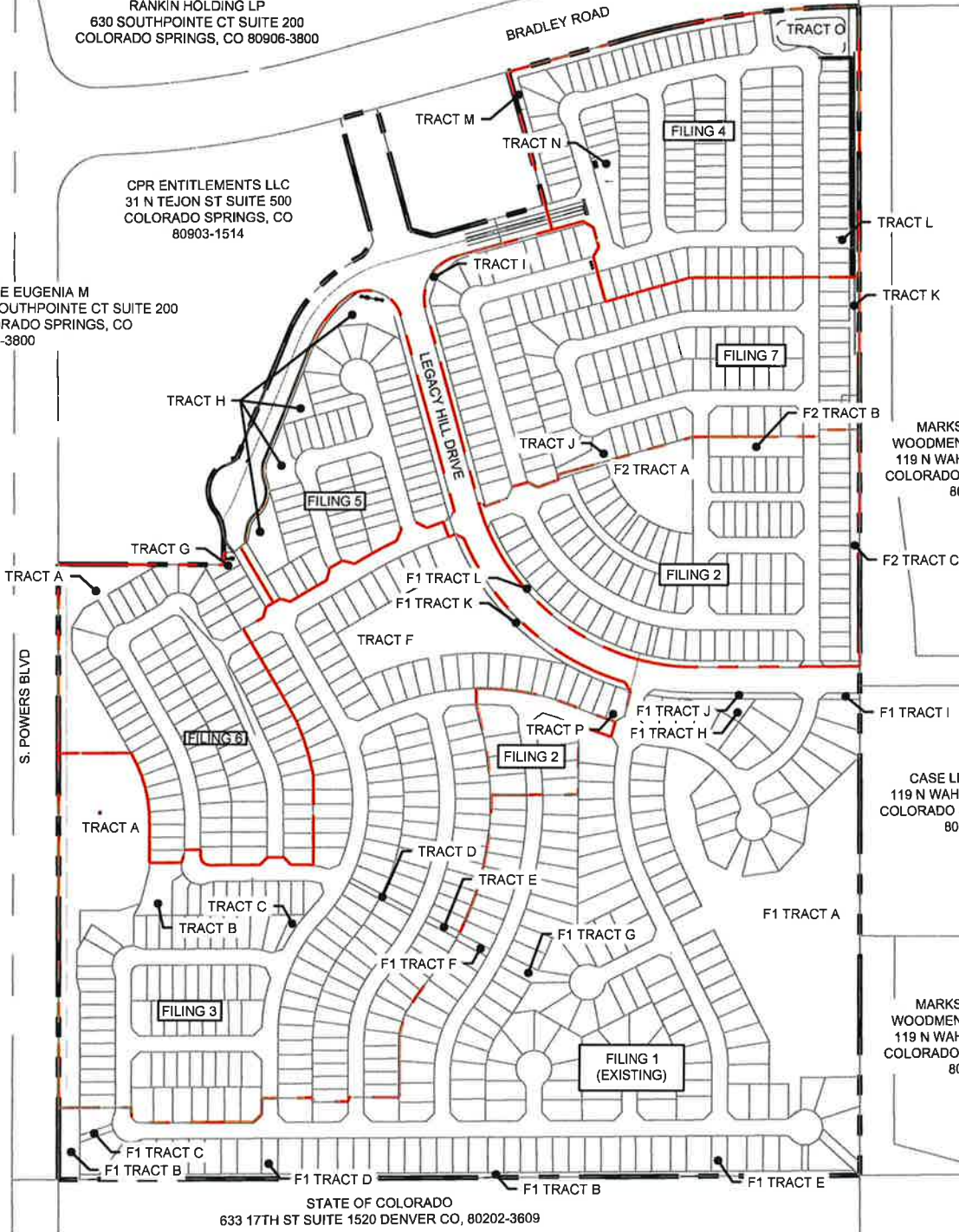
THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



RANKIN HOLDING LP
630 SOUTHPOINTE CT SUITE 200
COLORADO SPRINGS, CO 80906-3800

CPR ENTITLEMENTS LLC
31 N TEJON ST SUITE 500
COLORADO SPRINGS, CO
80903-1514

BLUME EUGENIA M
630 SOUTHPOINTE CT SUITE 200
COLORADO SPRINGS, CO
80906-3800



MARKSHEFFEL-
WOODMEN INVEST LLC
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

CASE LINDSAY J
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

MARKSHEFFEL-
WOODMEN INVEST LLC
119 N WAHSATCH AVE
COLORADO SPRINGS, CO
80903

STATE OF COLORADO
633 17TH ST SUITE 1520 DENVER CO, 80202-3609

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT MAP OF SERVICE AREA

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 500'	SHEET	2 OF 11	EXH02
CHECKED BY:	NMS	VERT. N/A			

FILE NAME: s:\20.896.028 trails pudisp major amend\100 Dwg\105 entitlement\district maps\1\TRAILS AT ASPEN RIDGE\2021\20210524\20210524 PM CTB FILE: Matrix.ctb

NOTE:

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GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



LEGEND	
	URBAN LOCAL RESIDENTIAL
	URBAN NON-RESIDENTIAL COLLECTOR
	MINOR ARTERIAL

FILE NAME: s:\20 886.028 trails pudsp major ammend\100 Dwg\105 achob\distric map\TRAALS AT ASPEN ROAD\2021\20210929.dwg 1, 2021 5:24:57 PM CTB FILE: Matrix.cdb

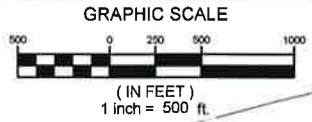
PREPARED BY:





WATERVIEW II METROPOLITAN DISTRICT ROADWAY EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No. EXH03
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 3 OF 11	
CHECKED BY: NMS	VERT. N/A		

NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



LEGEND	
	P-SS 8 8" SEWER
	P-SS 12 12" SEWER



FILE NAME: s:\20 866 028 trails pudap major amend\100 Dwg\105 exhibit\district map\01\TRAILS AT ASPEN RUIZ\02\WPS\SS\September 1, 2021 5:25:05 PM.CTB FILE: Matrix.cdb

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT ONSITE SANITARY SEWER EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No. EXH04
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 4 OF 11	
CHECKED BY: NMS	VERT. N/A		

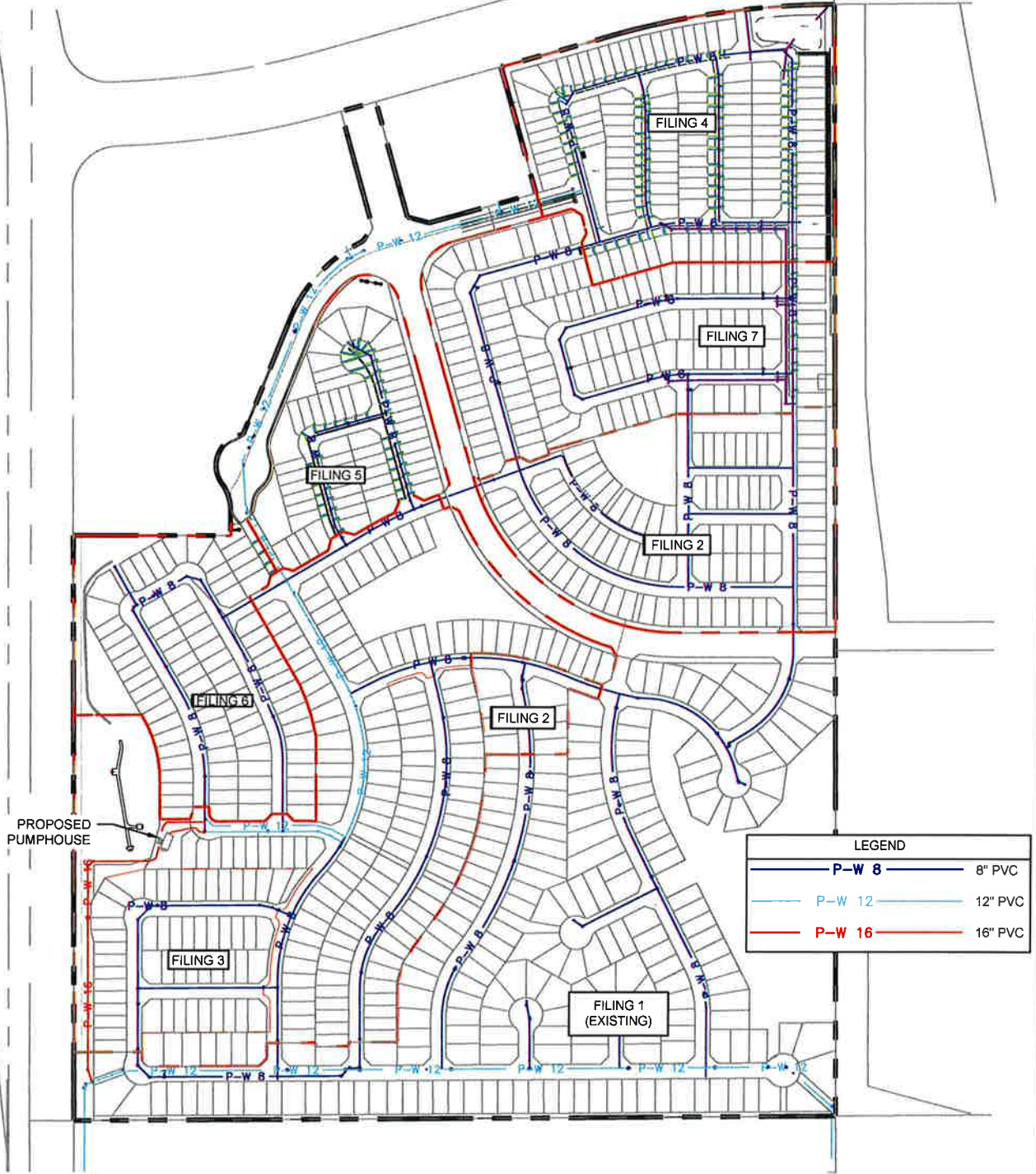
NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.

GRAPHIC SCALE



(IN FEET)
1 inch = 500 ft.



LEGEND	
	P-W 8 8" PVC
	P-W 12 12" PVC
	P-W 16 16" PVC

FILE NAME: s:\2018\028 trails pvd\map major amend\100 Dwg\105 exhibit\distric map\trails AT ASPEN ROAD\DWG\2021\2021 5-25-17 PM C1B FILE: Matrix.ctb

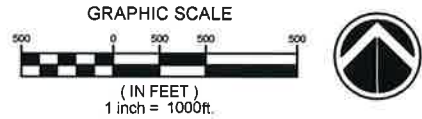
PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT ONSITE WATERLINE EXHIBIT

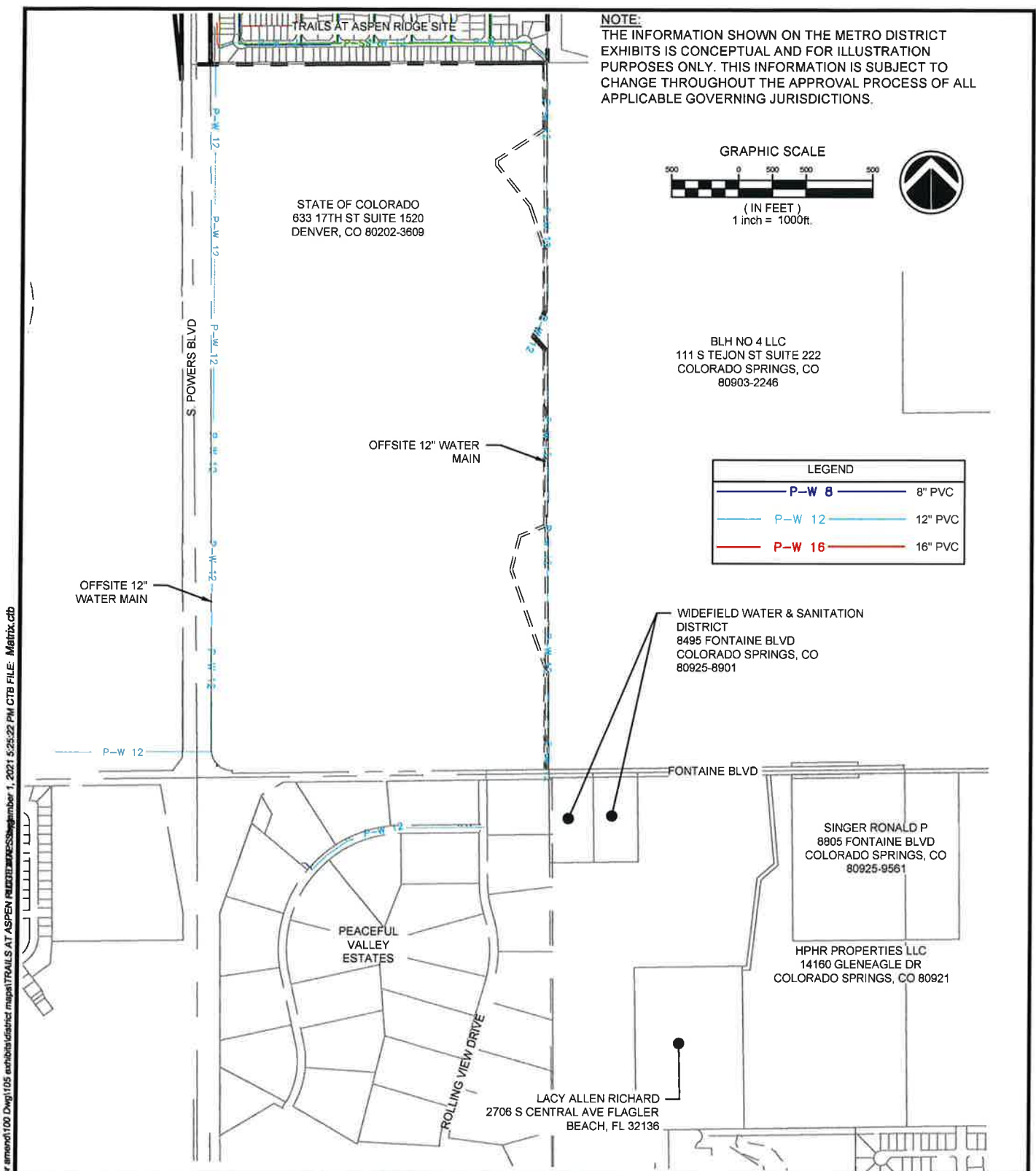
DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET	EXH06
CHECKED BY: NMS	VERT. N/A	6 OF 11	

NOTE:
 THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



BLH NO 4 LLC
 111 S TEJON ST SUITE 222
 COLORADO SPRINGS, CO
 80903-2246

LEGEND	
	P-W 8 8" PVC
	P-W 12 12" PVC
	P-W 16 16" PVC



FILE NAME: s:\2018\028 trails pudap major amend\100 Dwg\105 exhibit\dist\mapa\TRAILS AT ASPEN RIDGE\20210901.ctb FILE: Matrix.cdb

PREPARED BY:

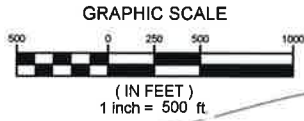


WATERVIEW II METROPOLITAN DISTRICT OFFSITE WATERLINE EXHIBIT

DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 1000'	SHEET 7 OF 11	EXH07
CHECKED BY: NMS	VERT. N/A		

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



FILE NAME: e:\200.086.028 trails_pu\isp_major_amend\100 Dwg\105 aeb\bid\dist\map\p\TRAILS AT ASPEN ROAD\TRAILS AT ASPEN ROAD.dwg 11/1/2021 5:25:34 PM CTB FILE: Matrix.ctb

PREPARED BY:

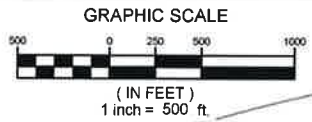


WATERVIEW II METROPOLITAN DISTRICT DRAINAGE EXHIBIT

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No. EXH08
DRAWN BY:	LCB	HORIZ. 1" = 500'	SHEET	8 OF 11	
CHECKED BY:	NMS	VERT. N/A			

NOTE:

THE INFORMATION SHOWN ON THE METRO DISTRICT EXHIBITS IS CONCEPTUAL AND FOR ILLUSTRATION PURPOSES ONLY. THIS INFORMATION IS SUBJECT TO CHANGE THROUGHOUT THE APPROVAL PROCESS OF ALL APPLICABLE GOVERNING JURISDICTIONS.



LEGEND

- OPEN SPACE AREA
- PARK AREA



FILE NAME: s:\2021\08\028 trails puoig major amenat100 Dwg1105 exhibit\district map\trail\TRAILS AT ASPEN RIDGE\DWG\SEP21\2021 5:25:42 PM CTB FILE: Matrix.ctb

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT LANDSCAPE EXHIBIT

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No. EXH09
DRAWN BY:	LCB	HORIZ. 1" = 500'	SHEET	9 OF 11	
CHECKED BY:	NMS	VERT. N/A			

EXHIBIT C

ESTIMATED INFRASTRUCTURE CAPITAL COSTS



Waterview II Metropolitan District
Opinion of Probable Construction Costs

February 12, 2021

Section 1 EARTHWORK		Quantity	Unit	Unit Cost	Total Cost
1.1	Grading (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 234,058.02	\$234,058.02
1.2	Erosion Control (Proportionate Share of Overall Grading Costs for ROW)	1	LS	\$ 65,083.54	\$65,083.54
Subtotal Earthwork					\$299,141.56

Section 2 STREET AND SIDEWALKS		Quantity	Unit	Unit Cost	Total Cost
2.1	Aggregate Base Course (135 LB/CF)	21,962	CY	\$ 57.50	\$1,262,807.53
2.2	Asphalt Pavement (4" thick)	94,596	SY	\$ 90.79	\$8,588,413.44
2.3	Asphalt Pavement (8" thick)	4,232	CY	\$ 90.79	\$384,220.46
2.4	Roundabout	1	EA	\$ 215,000.00	\$215,000.00
2.5	Raised Median, Paved	1,960	SF	\$ 8.00	\$15,680.00
2.6	Striping	17,147	LF	\$ 1.00	\$17,147.29
2.7	Signage	106	EA	\$ 350.00	\$37,100.00
2.8	Curb and Gutter, EPC Type A (6" Vertical)	18,224	LF	\$ 25.83	\$470,718.74
2.9	Curb and Gutter, EPC Type B (Median)	485	LF	\$ 25.83	\$12,527.55
2.10	Curb and Gutter, EPC Opt. Type C (Ramp)	41,505	LF	\$ 25.83	\$1,072,071.00
2.11	Pedestrian Ramp	197	EA	\$ 1,450.00	\$285,650.00
2.12	Sidewalk	290,864	SF	\$ 5.37	\$1,561,938.91
2.13	Cross Pan, local (8" thick, 6' wide to include return)	1,726	LF	\$ 61.00	\$105,286.00
Subtotal Streets and Sidewalks					\$14,028,560.92

Section 3 SANITARY SEWER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
3.1	Sanitary Sewer Main, Size 8"	26,970	LF	\$ 73.00	\$1,968,844.31
3.2	Sanitary Sewer Main, Size 12"	447	LF	\$ 120.00	\$53,653.20
3.3	Sanitary Sewer Main, Size 12" - Offsite	10,872	LF	\$ 120.00	\$1,304,675.52
3.4	Sanitary Sewer Manhole	99	EA	\$ 7,295.33	\$722,237.67
Subtotal Sanitary Sewer Improvements					\$4,049,410.70

Section 4 WATER IMPROVEMENTS		Quantity	Unit	Unit Cost	Total Cost
4.1	8" PVC Main (Including valves and fittings)	31,426	LF	\$ 86.00	\$2,702,637.72
4.2	12" PVC Main (Including valves and fittings)	2,400	LF	\$ 137.50	\$330,050.88
4.3	12" PVC Main (Including valves and fittings) - Offsite	12,032	LF	\$ 137.50	\$1,654,333.73
4.4	16" PVC Main (Including valves and fittings)	1,140	LF	\$ 137.50	\$156,684.00
4.5	Fire Hydrant Assembly	66	EA	\$ 6,865.00	\$453,090.00
4.6	Pumphouse	1	EA	\$ 1,100,000.00	\$1,100,000.00
Subtotal Water Improvements					\$6,396,796.32

Section 5 DRAINAGE		Quantity	Unit	Unit Cost	Total Cost
5.1	22" x 14" Elliptical Concrete Arch Pipe	155	LF	\$ 100.00	\$15,489.00
5.2	30" x 19" Elliptical Reinforced Concrete Pipe	944	LF	\$ 150.00	\$141,604.50
5.3	18" RCP Pipe	3,798	LF	\$ 73.67	\$279,824.44
5.4	24" RCP Pipe	5,325	LF	\$ 90.00	\$479,239.20
5.5	30" RCP Pipe	2,578	LF	\$ 120.00	\$309,328.80
5.6	36" RCP Pipe	787	LF	\$ 159.33	\$125,321.01
5.7	42" RCP Pipe	1,343	LF	\$ 198.33	\$266,446.44
5.8	48" RCP Pipe	1,920	LF	\$ 248.33	\$476,753.87
5.9	24" FES	2	EA	\$ 540.00	\$1,080.00
5.10	36" FES	1	EA	\$ 1,000.00	\$1,000.00
5.11	48" FES	1	EA	\$ 1,500.00	\$1,500.00
5.12	End Treatment- Headwall	3	EA	\$ 2,000.00	\$6,000.00
5.13	Curb Inlet (Type R) L=5', 5' ≤ Depth < 10'	14	EA	\$ 9,600.00	\$134,400.00
5.14	Curb Inlet (Type R) L=10', 5' ≤ Depth < 10'	40	EA	\$ 9,600.00	\$384,000.00
5.15	Storm Sewer Manhole	64	EA	\$ 9,166.67	\$586,666.88
5.18	Storm Sewer Manhole, Slab Base	64	EA	\$ 6,395.00	\$409,280.00
5.19	CDOT Type C Inlet	1	EA	\$ 2,500.00	\$2,500.00
5.20	East Full Spectrum Water Quality & Detention Pond	1	EA	\$ 350,000.00	\$350,000.00
5.21	West Full Spectrum Water Quality & Detention Pond	1	EA	\$ 200,000.00	\$200,000.00
5.22	Northeast Full Spectrum Water Quality & Detention Pond	1	EA	\$ 65,000.00	\$65,000.00
Subtotal Drainage Improvements					\$4,235,434.14

Section 6 LANDSCAPE		Quantity	Unit	Unit Cost	Total Cost
6.1	Streetscape & Open Space	1,796,039	SF	\$ 4.50	\$ 8,082,176
6.2	Irrigation Meter (1.0")	2	EA	\$ 15,000.00	\$ 30,000
6.3	Irrigation Meter (1.5")	2	EA	\$ 22,500.00	\$ 45,000
6.4	Irrigation Meter (2.0")	1	EA	\$ 30,000.00	\$ 30,000
6.5	Parks	3	EA	\$ 425,000.00	\$ 1,275,000
Subtotal Landscape Improvements					\$ 9,462,176

Subtotal Site Hard Costs \$38,471,520.11

Section 7 SOFT COSTS		Percentage	Total Cost
8.1	Engineering Materials Testing	0.75%	\$288,536.40
8.2	Construction Survey	0.50%	\$192,357.60
8.3	Design Engineering	8.00%	\$3,077,721.61
8.4	Traffic Control	0.75%	\$288,536.40
8.5	Construction Supervision	2.00%	\$769,430.40
8.6	Project Management	2.50%	\$961,788.00
8.7	Landscape and Irrigation	2.00%	\$769,430.40
8.8	Mobilization/Demobilization/Contractor Permits	3.00%	\$1,154,145.60
8.9	Contingency	10%	\$3,847,152.01
Subtotal Site Soft Costs			\$11,349,098.43

TOTAL \$49,820,618.55

General Notes:

1	<i>Since ENGINEER has no control over the costs of labor, materials, equipment, services provided by others, or over the Contractors method of determining pricing, or over the competitive bidding or market conditions, the opinion of probable cost provided herein are made on the basis of experience and qualifications. Engineer cannot and does not guarantee that proposals, bids or actual Projects or construction Cost will not vary from this opinion of probable costs.</i>
2	<i>This summary of probable construction cost was prepared for estimating purposes only. Matrix Design Group cannot be held responsible for variances from this estimate as actual costs may vary due to bid and market fluctuations.</i>
3	<i>Totals and Unit Prices are calculated in Present Worth or Present Value dollars. Adjustments should be made for years beyond the present year to better estimate needed capital dollars if used as a future capital improvement plan.</i>
4	<i>This cost opinion does not include estimates for land acquisition, development or construction permitting, environmental remediation or special handling of materials other than identified within the cost opinion line items.</i>
5	<i>Cost Opinion has been performed using quantities from the PUDSP Amendment, dated February 2021, by Matrix. Some cost utilized have been provided by others based on recent construction projects within the City of Colorado Springs geographic region.</i>

EXHIBIT D

DAVIDSON FINANCIAL SUMMARY

July 9, 2021

Proposed Grandview Reserve Metropolitan District
Attention: Russ Dykstra
1700 Lincoln Street, Suite 2000
Denver, CO 80203

RE: Proposed Grandview Reserve Metropolitan District

We have analyzed the bonding capacity for the proposed Grandview Reserve Metropolitan District ("the District"). The analysis presented summarizes and presents information provided on behalf of 4 Site Investments, 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 2022 market values.

1. The residential development is comprised of 3,250 single-family homes projected to be completed at an average pace of 244 per year from 2022 through 2032 before tapering down from 2033 through 2036 to 223, 184, 109, and 50 units, respectively. The average price is modeled at \$340,520 with a 1% annual inflation rate.
2. The commercial development is comprised of 20,000 square feet of retail, half being completed in 2025 and the balance completed in 2026. The average value modeled is \$250 per square foot (\$5,000,000), with a 1% annual inflation rate.
3. The retail operations are estimated to generate sales revenue of \$300 per leased square foot assumes a three-year lease-up period upon completion (50% leased, 75% leased, 100% leased, respectively), with a 1% annual inflation rate.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2023. The commercial debt service mill levy target is 35 mills beginning in tax year 2026. The operations levy is shown as 10 mills starting in tax collection year 2023.
2. The District is modeled to issue senior bonds in December 2022; senior bonds with a par of \$65,025,000 and an interest rate of 5.0%. At issuance, it is projected that the District will fund \$300,000 in costs of issuance, \$9,753,750 in capitalized interest, and \$5,817,000 in a Surplus Fund from bond proceeds which constitutes 8.9% of the total 2022 senior bond amount. The Underwriter's discount is modeled as 2% of par for senior bonds. The remaining \$47,853,750 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

- a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.

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

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 2%
- 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 surplus fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

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

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

- b. It is projected that 98.5% 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 assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
- d. Total senior bond par amount is sized to 100x coverage

Refinance Assumptions

1. The District is modeled to issue refunding bonds in December 2032; senior bonds with a par of \$94,375,000 funds on hand of \$455,000 and an interest rate of 4.0% for the senior bonds. At issuance, it is projected that the District will fund \$64,795,000 to refund the Series 2022 bonds and \$200,000 in costs of issuance. The Underwriter's discount is modeled as 0.50% of par for investment grade rated senior bonds. The remaining \$29,363,125 is projected to be deposited to the District's project fund to reimburse the Developer for additional eligible expenses.
 - a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.
 - b. It is projected that 98.5% 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 assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 2%.
 - d. It is projected that the senior bonds will include an investment grade rating
 - e. Total senior bond par amount is sized to 100x coverage

Estimate of Revenue Projections for first 10 years

The debt service mill levy collection revenues over the first 10 years total \$15,783,601 plus an additional \$947,016 in specific ownership taxes associated with the debt levy, plus for a total of \$17,631,079.

The operations mill levy collection revenues total \$3,182,852 plus an additional \$3,119,194 in specific ownership taxes associated with the Operations levy for a total of \$6,302,046.

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

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 2%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

the hearing bodies do read this..note brief conversation on SOT

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
 El Paso County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2021A**  
**SUBORDINATE BONDS, SERIES 2021B**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A**  
**SUBORDINATE BONDS, SERIES 2028B**

~~~~~  
SERVICE PLAN

Bond Assumptions	Series 2021A	Series 2021B	Series 2028A	Series 2028B	Total
Closing Date	12/1/2021	12/1/2021	12/1/2028	12/1/2028	
First Call Date	12/1/2026	12/1/2026	12/1/2033	12/1/2026	
Final Maturity	12/1/2051	12/15/2051	12/1/2058	12/15/2051	
Sources of Funds					
Par Amount	24,480,000	2,310,000	30,490,000	2,757,000	60,037,000
Funds on Hand	0	0	4,452,475	0	4,452,475
Total	24,480,000	2,310,000	34,942,475	2,757,000	64,489,475
Uses of Funds					
Project Fund	\$19,104,925	\$2,240,700	\$6,224,780	\$2,674,290	\$30,244,695
Refunding Escrow	0	0	28,365,245	0	28,365,245
Debt Service Reserve	2,034,475	0	0	0	2,034,475
Capitalized Interest	2,601,000	0	0	0	2,601,000
Costs of Issuance	739,600	69,300	352,450	82,710	1,244,060
Total	24,480,000	2,310,000	34,942,475	2,757,000	64,489,475
Bond Features					
Projected Coverage	120x	100x	120x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Non-Rated	Investment Grade	Investment Grade	
Average Coupon	4.250%	7.500%	4.000%	6.500%	
Annual Trustee Fee	\$4,000	\$3,000	\$4,000	\$3,000	
Biennial Reassessment					
Residential	6.00%	6.00%	6.00%	6.00%	
Taxing Authority Assumptions					
Metropolitan District Revenue					
Residential Assessment Ratio					
<i>Current Assumption</i>	7.15%				
Debt Service Mills					
<i>Target Mill Levy</i>	50.000				
Specific Ownership Taxes	6.00%				
County Treasurer Fee	1.50%				
Facility Fees					
<i>SFD</i>	\$2,500 / unit				
Operations					
Operations Mill Levy	10.000				
Total Mill Levy	60.000				



WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary

		Residential							
		Filing 1 - 50' lots (40' product)	Filing 1 - 60' lots (50' product)	Filing 2 - 35' alley-loaded lots	Filing 2 - 45' lots (35' product)	Filing 2 - 50' lots (40' product)	Filing 2 - 60' lots (50' product)	Filing 3 - 40' lots (30' product)	Filing 3 - 45' lots (35' product)
		\$410,000	\$425,000	\$380,000	\$400,000	\$410,000	\$425,000	\$385,000	\$395,000
2020	-	-	-	-	-	-	-	-	-
2021	34	14	-	-	-	-	-	-	-
2022	47	19	16	16	3	-	-	-	-
2023	48	19	23	35	-	5	32	25	48
2024	-	-	-	-	-	-	48	18	19
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	129	52	39	51	3	5	98	92	
Total Statutory Actual Value	\$52,890,000	\$22,100,000	\$14,820,000	\$20,400,000	\$1,230,000	\$2,125,000	\$37,730,000	\$36,340,000	



WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary

Statutory Actual Value (2021)	Residential										Total Residential	
	Filing 3 - 50' lots (40' product)	Filing 4 - 35' lot (25' product)	Filing 4 - 40' lots (30' product)	Filing 4 - 45' lots (35' product)	Filing 5 - 45' lots (35' product)	Filing 5 - 40' lots (30' product)	Filing 6 - 35' lot (25' product)	Filing 6 - 40' lot (30' product)	Filing 6 - 45' lot (35' product)			
	\$410,000	\$375,000	\$385,000	\$395,000	\$395,000	\$385,000	\$375,000	\$385,000	\$395,000	\$395,000		
2020	-	-	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	-	-	48
2022	-	-	-	-	-	-	-	-	-	-	-	101
2023	7	-	-	-	-	-	-	-	-	-	-	253
2024	-	-	-	-	-	-	-	15	-	2	-	241
2025	-	24	36	40	40	40	65	-	-	-	-	177
2026	-	30	8	3	23	21	-	-	-	-	-	41
2027	-	-	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-	-
Total Units	7	54	44	39	63	61	107	15	2			861
Total Statutory Actual Value	\$2,870,000	\$20,250,000	\$16,940,000	\$15,405,000	\$24,885,000	\$23,485,000	\$40,125,000	\$5,775,000	\$790,000			\$338,160,000

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Assessed Value Calculation

	Vacant Land		Residential			Total
	Cumulative Statutory Actual Value ¹ in Collection Year (2-year lag)	Assessed Value (2-year lag)	Total Residential Units	Biennial Reassessment	Cumulative Statutory Actual Value	
		23.00%		6.00%		7.15%
2019	0		0	0	0	0
2020	1,989,000		0	0	0	0
2021	4,105,500	576,810	48	1,193,400	19,890,000	576,810
2022	10,000,000	1,190,595	101	1,934,000	62,959,500	2,612,730
2023	9,301,500	2,900,000	253	10,019,970	166,999,500	1,422,135
2024	6,868,500	2,687,435	241	21,004,475	275,727,732	4,501,604
2025	1,551,500	1,991,865	177	23,292,532	350,074,585	11,940,464
2026	0	449,935	41	24,690,084	388,208,874	19,714,533
2027	0	0	0	26,171,489	388,208,874	25,030,333
2028	0	0	0	27,741,779	411,501,406	27,756,934
2029	0	0	0	29,406,286	436,191,491	29,422,351
2030	0	0	0	31,170,663	436,191,491	29,422,351
2031	0	0	0	33,040,902	462,362,980	31,187,692
2032	0	0	0	35,023,357	462,362,980	31,187,692
2033	0	0	0	37,124,758	490,104,759	33,058,953
2034	0	0	0	39,373,742	490,104,759	33,058,953
2035	0	0	0	41,736,167	519,511,044	35,042,490
2036	0	0	0	44,240,337	519,511,044	35,042,490
2037	0	0	0	46,894,757	550,881,707	37,145,040
2038	0	0	0	49,708,442	550,881,707	37,145,040
2039	0	0	0	52,690,949	583,722,609	39,373,742
2040	0	0	0	55,852,406	583,722,609	39,373,742
2041	0	0	0	59,203,550	618,745,966	41,736,167
2042	0	0	0	62,755,763	618,745,966	41,736,167
2043	0	0	0	66,521,109	655,870,724	44,240,337
2044	0	0	0	69,522,967	655,870,724	44,240,337
2045	0	0	0	73,690,949	695,222,967	46,894,757
2046	0	0	0	77,152,526	695,222,967	46,894,757
2047	0	0	0	81,152,526	736,936,345	49,708,442
2048	0	0	0	85,852,406	736,936,345	49,708,442
2049	0	0	0	90,949,949	781,152,526	52,690,949
2050	0	0	0	96,406,406	781,152,526	52,690,949
2051	0	0	0	102,406,406	828,021,678	55,852,406
2052	0	0	0	108,949,949	828,021,678	55,852,406
2053	0	0	0	116,000,000	877,702,978	59,203,550
2054	0	0	0	123,665,157	877,702,978	59,203,550
2055	0	0	0	132,000,000	930,365,157	62,755,763
2056	0	0	0	141,100,000	930,365,157	62,755,763
2057	0	0	0	151,000,000	986,187,067	66,521,109
2058	0	0	0	161,000,000	986,187,067	66,521,109
Total			861	630,196,038		

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

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Revenue Calculation

	District Mill Levy Revenue				Fee Revenue	Expenses		Total
	Assessed Value in Collection Year (2-year lag)	Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections	Specific Ownership Taxes 6.00%		County Treasurer Fee 1.50%	Annual Trustee Fee \$7,000	
2019	0	0.000	0	0	120,000	0	(7,000)	113,000
2020	576,810	50,000	28,841	1,730	252,500	(459)	(7,000)	275,612
2021	2,612,730	50,000	130,637	7,838	632,500	(2,077)	(7,000)	761,898
2022	7,401,604	50,000	370,080	22,205	602,500	(5,894)	(7,000)	981,901
2023	14,637,899	50,000	731,895	43,914	442,500	(11,637)	(7,000)	1,199,672
2024	21,706,398	50,000	1,085,320	65,119	102,500	(17,257)	(7,000)	1,228,682
2025	25,480,268	50,000	1,274,013	76,441	0	(20,257)	(7,000)	1,323,197
2026	27,756,934	50,000	1,387,847	83,271	0	(22,067)	(7,000)	1,442,051
2027	27,756,934	50,000	1,387,847	83,271	0	(22,067)	(7,000)	1,442,051
2028	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2029	29,422,351	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,528,994
2030	31,187,692	50,000	1,559,385	93,563	0	(24,794)	(7,000)	1,621,153
2031	31,187,692	50,000	1,559,385	93,563	0	(24,794)	(7,000)	1,621,153
2032	33,058,953	50,000	1,652,948	99,177	0	(26,282)	(7,000)	1,718,843
2033	33,058,953	50,000	1,652,948	99,177	0	(26,282)	(7,000)	1,718,843
2034	35,042,490	50,000	1,752,125	105,127	0	(27,859)	(7,000)	1,822,393
2035	35,042,490	50,000	1,752,125	105,127	0	(27,859)	(7,000)	1,822,393
2036	37,145,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2037	37,145,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2038	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,048,506
2039	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,048,506
2040	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2041	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2042	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2043	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2044	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2045	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2046	49,708,442	50,000	2,485,422	149,125	0	(39,518)	(7,000)	2,588,029
2047	49,708,442	50,000	2,485,422	149,125	0	(39,518)	(7,000)	2,588,029
2048	52,690,949	50,000	2,634,547	158,073	0	(41,889)	(7,000)	2,743,731
2049	52,690,949	50,000	2,634,547	158,073	0	(41,889)	(7,000)	2,743,731
2050	55,852,406	50,000	2,792,620	167,557	0	(44,403)	(7,000)	2,908,775
2051	55,852,406	50,000	2,792,620	167,557	0	(44,403)	(7,000)	2,908,775
2052	59,203,550	50,000	2,960,177	177,611	0	(47,067)	(7,000)	3,083,721
2053	59,203,550	50,000	2,960,177	177,611	0	(47,067)	(7,000)	3,083,721
2054	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,165
2055	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,165
2056	66,521,109	50,000	3,326,055	199,563	0	(52,884)	(7,000)	3,465,734
2057	66,521,109	50,000	3,326,055	199,563	0	(52,884)	(7,000)	3,465,734
2058								
Total			71,553,798	4,293,228	2,152,500	(1,137,705)	(266,000)	76,595,820

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Senior Debt Service

	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
	Series 2021A	Series 2028A			Annual Surplus	Cumulative Balance \$3,049,000 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
	Dated: 12/1/21 Dated: 12/1/28 Par: \$24,480,000 Par: \$30,490,000 Proj: \$19,104,325 Proj: \$8,224,780 Esc: \$28,365,246								
	Revenue Available for Debt Service								
2019	113,000	0	0		113,000	0	n/a	n/a	
2020	275,612	0	0		275,612	0	0%	0%	
2021	761,898	0	0		761,898	0	937%	n/a	
2022	981,901	520,200	520,200		461,701	0	331%	189%	
2023	1,199,672	1,040,400	1,040,400		159,272	0	167%	115%	
2024	1,228,682	1,040,400	1,040,400		186,282	0	113%	118%	
2025	1,323,197	1,100,400	1,100,400		222,797	0	96%	120%	
2026	1,442,051	1,197,850	1,197,850	\$2,418,000	(2,173,799)	0	88%	120%	
2027	1,442,051	0	0		222,451	0	197%	118%	
2028	1,528,994	1,219,600	1,219,600		259,394	0	104%	120%	
2029	1,528,994	1,269,600	1,269,600		261,394	0	103%	121%	
2030	1,621,153	1,267,600	1,267,600		275,553	0	97%	120%	
2031	1,621,153	1,345,600	1,345,600		275,753	0	97%	120%	
2032	1,718,843	1,345,400	1,345,400		288,843	0	91%	120%	
2033	1,718,843	1,430,000	1,430,000		292,843	0	90%	121%	
2034	1,822,393	1,426,000	1,426,000		305,593	0	85%	120%	
2035	1,932,157	1,516,800	1,516,800		308,793	0	84%	120%	
2036	1,932,157	1,513,600	1,513,600		327,157	0	78%	120%	
2037	1,932,157	1,605,000	1,605,000		324,957	102,493	77%	120%	
2038	2,048,506	1,607,200	1,607,200		344,906	344,906	71%	120%	
2039	2,048,506	1,703,600	1,703,600		348,106	348,106	70%	120%	
2040	2,171,837	1,700,400	1,700,400		365,437	365,437	64%	120%	
2041	2,171,837	1,806,400	1,806,400		364,637	364,637	63%	120%	
2042	2,302,567	1,807,200	1,807,200		390,767	390,767	57%	120%	
2043	2,302,567	1,911,800	1,911,800		386,567	386,567	55%	120%	
2044	2,302,567	1,916,000	1,916,000		412,541	412,541	50%	120%	
2045	2,441,141	2,028,600	2,028,600		410,941	410,941	48%	120%	
2046	2,441,141	2,030,200	2,030,200		438,029	438,029	43%	120%	
2047	2,588,029	2,150,000	2,150,000		434,829	434,829	40%	120%	
2048	2,588,029	2,153,200	2,153,200		464,531	464,531	36%	120%	
2049	2,743,731	2,279,200	2,279,200		460,731	460,731	33%	120%	
2050	2,743,731	2,283,000	2,283,000		489,575	489,575	28%	120%	
2051	2,908,775	2,419,200	2,419,200		491,375	491,375	25%	120%	
2052	2,908,775	2,417,400	2,417,400		520,921	520,921	20%	120%	
2053	3,083,721	2,562,800	2,562,800		519,321	519,321	17%	120%	
2054	3,083,721	2,564,400	2,564,400		551,565	551,565	12%	120%	
2055	3,269,165	2,717,600	2,717,600		547,965	547,965	8%	120%	
2056	3,269,165	2,721,200	2,721,200		584,934	584,934	4%	120%	
2057	3,465,734	2,880,800	2,880,800		0	0			
2058	3,465,734	2,880,800	2,880,800		0	0			
Total	76,595,820	4,899,250	62,498,650	2,418,000	11,679,170	11,679,170			

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Subordinate Debt Service

	Revenue		Payments				Net Debt Service		Surplus
	Revenue Available for Subordinate Debt Service	Refunding Proceeds	Interest Payments 7.500%	Accrued Interest Balance	Principal Payments	Principal Balance	Call Premium	Series 2021B Dated: 12/1/21 Par: \$2,310,000 Proj: \$2,240,700	
2019									
2020									
2021	0		0	6,738	0	2,310,000		0	0
2022	0		0	180,493	0	2,310,000		0	0
2023	0		0	367,280	0	2,310,000		0	0
2024	0		0	568,076	0	2,310,000		0	0
2025	0		0	783,931	0	2,310,000		0	0
2026	0		0	1,015,976	0	2,310,000		0	0
2027	0		0	1,265,425	0	2,310,000		0	0
2028	0	3,862,645	1,533,581	0	2,310,000	0	23,100	3,866,681	0
2029	0							Refunded by '28	
2030	0								
2031	0								
2032	0								
2033	0								
2034	0								
2035	0								
2036	0								
2037	0								
2038	0								
2039	102,493								
2040	344,906								
2041	348,106								
2042	365,437								
2043	364,637								
2044	390,767								
2045	386,567								
2046	412,541								
2047	410,941								
2048	438,029								
2049	434,829								
2050	464,531								
2051	460,731								
2052	489,575								
2053	491,375								
2054	520,921								
2055	519,321								
2056	551,565								
2057	547,965								
2058	3,633,934								
Total	11,679,170	3,862,645	1,533,581		2,310,000		23,100	3,866,681	0

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Subordinate Debt Service

	Revenue		Payments				Net Debt Service		Surplus
	Revenue Available for Subordinate Debt Service	Interest Payments 6.500%	Accrued Interest Balance	Principal Payments	Principal Balance	Series 2028B		Released Revenue	
						Detoid: 12/1/28	Par: \$2,757,000 Proj: \$2,674,290		
2019	0	0	0	0	2,757,000	0	0	0	
2020	0	0	186,627	0	2,757,000	0	0	0	
2021	0	0	377,963	0	2,757,000	0	0	0	
2022	0	0	581,735	0	2,757,000	0	0	0	
2023	0	0	798,753	0	2,757,000	0	0	0	
2024	0	0	1,029,877	0	2,757,000	0	0	0	
2025	0	0	1,276,024	0	2,757,000	0	0	0	
2026	0	0	1,538,171	0	2,757,000	0	0	0	
2027	0	0	1,817,357	0	2,757,000	0	0	0	
2028	0	0	2,114,690	0	2,757,000	0	0	0	
2029	0	0	2,431,350	0	2,757,000	0	0	0	
2030	102,493	102,493	2,666,099	0	2,757,000	102,493	0	0	
2031	344,906	344,906	2,673,694	0	2,757,000	344,906	0	0	
2032	348,106	348,106	2,678,583	0	2,757,000	348,106	0	0	
2033	365,437	365,437	2,666,460	0	2,757,000	365,437	0	0	
2034	364,637	364,637	2,654,348	0	2,757,000	364,637	0	0	
2035	390,767	390,767	2,615,319	0	2,757,000	390,767	0	0	
2036	386,567	386,567	2,577,953	0	2,757,000	386,567	0	0	
2037	412,541	412,541	2,512,184	0	2,757,000	412,541	0	0	
2038	410,941	410,941	2,443,740	0	2,757,000	410,941	0	0	
2039	438,029	438,029	2,343,759	0	2,757,000	438,029	0	0	
2040	434,829	434,829	2,240,479	0	2,757,000	434,829	0	0	
2041	464,531	464,531	2,100,784	0	2,757,000	464,531	0	0	
2042	460,731	460,731	1,955,809	0	2,757,000	460,731	0	0	
2043	489,575	489,575	1,772,567	0	2,757,000	489,575	0	0	
2044	491,375	491,375	1,575,614	0	2,757,000	491,375	0	0	
2045	520,921	520,921	1,336,313	0	2,757,000	520,921	0	0	
2046	519,321	519,321	1,083,057	0	2,757,000	519,321	0	0	
2047	551,565	551,565	781,096	0	2,757,000	551,565	0	0	
2048	547,965	547,965	463,108	0	2,757,000	547,965	0	0	
2049	3,633,934	672,415	0	2,757,000	2,757,000	3,429,415	0	204,520	
Total	11,679,170	8,717,651		2,757,000		11,474,651		204,520	

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Operations Projection

	Total				Operations Revenue				County Treasurer Fee 1.50%	Total Revenue Available for Operations	Total Mills
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 10,000 Target	Special Purpose Mill Levy 5,000 Target	Ops Mill Levy Collections 100%	Specific Ownership Taxes 6%	County Treasurer Fee	Revenue Available for Operations	Total Mills			
2019											
2020											
2021											
2022	576,810	10,000	5,000	8,652	519	(138)	9,034	60,000			
2023	2,612,730	10,000	5,000	39,191	2,351	(623)	40,919	60,000			
2024	7,401,604	10,000	5,000	111,024	6,661	(1,765)	115,920	60,000			
2025	14,637,899	10,000	5,000	219,568	13,174	(3,491)	229,251	60,000			
2026	21,706,398	10,000	5,000	325,596	19,536	(5,177)	339,955	60,000			
2027	25,480,268	10,000	5,000	382,204	22,932	(6,077)	399,059	60,000			
2028	27,756,934	10,000	5,000	416,354	24,981	(6,620)	434,715	60,000			
2029	27,756,934	10,000	5,000	416,354	24,981	(6,620)	434,715	60,000			
2030	29,422,351	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000			
2031	29,422,351	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000			
2032	31,187,692	10,000	5,000	467,815	28,069	(7,438)	488,446	60,000			
2033	31,187,692	10,000	5,000	467,815	28,069	(7,438)	488,446	60,000			
2034	33,058,953	10,000	5,000	495,884	29,753	(7,885)	517,753	60,000			
2035	33,058,953	10,000	5,000	495,884	29,753	(7,885)	517,753	60,000			
2036	35,042,490	10,000	5,000	525,637	31,538	(8,358)	548,818	60,000			
2037	35,042,490	10,000	5,000	525,637	31,538	(8,358)	548,818	60,000			
2038	37,145,040	10,000	5,000	557,176	33,431	(8,859)	581,747	60,000			
2039	37,145,040	10,000	5,000	557,176	33,431	(8,859)	581,747	60,000			
2040	39,373,742	10,000	5,000	590,606	35,436	(9,391)	616,652	60,000			
2041	39,373,742	10,000	5,000	590,606	35,436	(9,391)	616,652	60,000			
2042	41,736,167	10,000	5,000	626,042	37,563	(9,954)	653,651	60,000			
2043	41,736,167	10,000	5,000	626,042	37,563	(9,954)	653,651	60,000			
2044	44,240,337	10,000	5,000	663,605	39,816	(10,551)	692,870	60,000			
2045	44,240,337	10,000	5,000	663,605	39,816	(10,551)	692,870	60,000			
2046	46,894,757	10,000	5,000	703,421	42,205	(11,184)	734,442	60,000			
2047	46,894,757	10,000	5,000	703,421	42,205	(11,184)	734,442	60,000			
2048	49,708,442	10,000	5,000	745,627	44,738	(11,855)	778,509	60,000			
2049	49,708,442	10,000	5,000	745,627	44,738	(11,855)	778,509	60,000			
2050	52,690,949	10,000	5,000	790,364	47,422	(12,567)	825,219	60,000			
2051	52,690,949	10,000	5,000	790,364	47,422	(12,567)	825,219	60,000			
2052	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000			
2053	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000			
2054	59,203,550	10,000	5,000	888,053	53,283	(14,120)	927,216	60,000			
2055	59,203,550	10,000	5,000	888,053	53,283	(14,120)	927,216	60,000			
2056	62,755,763	10,000	5,000	941,336	56,480	(14,967)	982,849	60,000			
2057	62,755,763	10,000	5,000	941,336	56,480	(14,967)	982,849	60,000			
2058	66,521,109	10,000	5,000	997,817	59,869	(15,865)	1,041,820	60,000			
Total				21,466,139	1,287,968	(341,312)	22,412,796				

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
Combined Results**

**GENERAL OBLIGATION BONDS, SERIES 2021A
SUBORDINATE BONDS, SERIES 2021B**

[Preliminary -- for discussion only]

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:	SERIES 2021A	SERIES 2021B	Total
Bond Proceeds:			
Par Amount	24,480,000.00	2,310,000.00	26,790,000.00
	24,480,000.00	2,310,000.00	26,790,000.00
Uses:	SERIES 2021A	SERIES 2021B	Total
Project Fund Deposits:			
Project Fund	19,104,925.00	2,240,700.00	21,345,625.00
Other Fund Deposits:			
Capitalized Interest Fund	2,601,000.00		2,601,000.00
Debt Service Reserve Fund	2,034,475.00		2,034,475.00
	4,635,475.00		4,635,475.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Underwriter's Discount:			
Other Underwriter's Discount	489,600.00	69,300.00	558,900.00
	24,480,000.00	2,310,000.00	26,790,000.00

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date 12/01/2021
Delivery Date 12/01/2021

Sources:

Bond Proceeds:	
Par Amount	24,480,000.00
	24,480,000.00

Uses:

Project Fund Deposits:	
Project Fund	19,104,925.00
Other Fund Deposits:	
Capitalized Interest Fund	2,601,000.00
Debt Service Reserve Fund	2,034,475.00
	4,635,475.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Underwriter's Discount:	
Other Underwriter's Discount	489,600.00
	24,480,000.00

BOND SUMMARY STATISTICS
WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2051
Arbitrage Yield	4.250000%
True Interest Cost (TIC)	4.390520%
Net Interest Cost (NIC)	4.250000%
All-In TIC	4.463835%
Average Coupon	4.250000%
Average Life (years)	23.402
Weighted Average Maturity (years)	23.402
Duration of Issue (years)	14.633
Par Amount	24,480,000.00
Bond Proceeds	24,480,000.00
Total Interest	24,347,400.00
Net Interest	24,837,000.00
Bond Years from Dated Date	572,880,000.00
Bond Years from Delivery Date	572,880,000.00
Total Debt Service	48,827,400.00
Maximum Annual Debt Service	4,315,950.00
Average Annual Debt Service	1,627,580.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2051	24,480,000.00	100.000	4.250%	23.402	04/26/2045	41,371.20
	24,480,000.00			23.402		41,371.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	24,480,000.00	24,480,000.00	24,480,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-489,600.00	-489,600.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	23,990,400.00	23,740,400.00	24,480,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	4.390520%	4.463835%	4.250000%

BOND DEBT SERVICE

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			520,200.00	520,200.00	
12/01/2022			520,200.00	520,200.00	1,040,400.00
06/01/2023			520,200.00	520,200.00	
12/01/2023			520,200.00	520,200.00	1,040,400.00
06/01/2024			520,200.00	520,200.00	
12/01/2024			520,200.00	520,200.00	1,040,400.00
06/01/2025			520,200.00	520,200.00	
12/01/2025			520,200.00	520,200.00	1,040,400.00
06/01/2026			520,200.00	520,200.00	
12/01/2026			520,200.00	520,200.00	1,040,400.00
06/01/2027			520,200.00	520,200.00	
12/01/2027	60,000	4.250%	520,200.00	580,200.00	1,100,400.00
06/01/2028			518,925.00	518,925.00	
12/01/2028	160,000	4.250%	518,925.00	678,925.00	1,197,850.00
06/01/2029			515,525.00	515,525.00	
12/01/2029	165,000	4.250%	515,525.00	680,525.00	1,196,050.00
06/01/2030			512,018.75	512,018.75	
12/01/2030	245,000	4.250%	512,018.75	757,018.75	1,269,037.50
06/01/2031			506,812.50	506,812.50	
12/01/2031	255,000	4.250%	506,812.50	761,812.50	1,268,625.00
06/01/2032			501,393.75	501,393.75	
12/01/2032	345,000	4.250%	501,393.75	846,393.75	1,347,787.50
06/01/2033			494,062.50	494,062.50	
12/01/2033	360,000	4.250%	494,062.50	854,062.50	1,348,125.00
06/01/2034			486,412.50	486,412.50	
12/01/2034	455,000	4.250%	486,412.50	941,412.50	1,427,825.00
06/01/2035			476,743.75	476,743.75	
12/01/2035	475,000	4.250%	476,743.75	951,743.75	1,428,487.50
06/01/2036			466,650.00	466,650.00	
12/01/2036	580,000	4.250%	466,650.00	1,046,650.00	1,513,300.00
06/01/2037			454,325.00	454,325.00	
12/01/2037	605,000	4.250%	454,325.00	1,059,325.00	1,513,650.00
06/01/2038			441,468.75	441,468.75	
12/01/2038	725,000	4.250%	441,468.75	1,166,468.75	1,607,937.50
06/01/2039			426,062.50	426,062.50	
12/01/2039	755,000	4.250%	426,062.50	1,181,062.50	1,607,125.00
06/01/2040			410,018.75	410,018.75	
12/01/2040	880,000	4.250%	410,018.75	1,290,018.75	1,700,037.50
06/01/2041			391,318.75	391,318.75	
12/01/2041	920,000	4.250%	391,318.75	1,311,318.75	1,702,637.50
06/01/2042			371,768.75	371,768.75	
12/01/2042	1,060,000	4.250%	371,768.75	1,431,768.75	1,803,537.50
06/01/2043			349,243.75	349,243.75	
12/01/2043	1,105,000	4.250%	349,243.75	1,454,243.75	1,803,487.50
06/01/2044			325,762.50	325,762.50	
12/01/2044	1,265,000	4.250%	325,762.50	1,590,762.50	1,916,525.00
06/01/2045			298,881.25	298,881.25	
12/01/2045	1,315,000	4.250%	298,881.25	1,613,881.25	1,912,762.50
06/01/2046			270,937.50	270,937.50	
12/01/2046	1,485,000	4.250%	270,937.50	1,755,937.50	2,026,875.00
06/01/2047			239,381.25	239,381.25	
12/01/2047	1,550,000	4.250%	239,381.25	1,789,381.25	2,028,762.50
06/01/2048			206,443.75	206,443.75	
12/01/2048	1,740,000	4.250%	206,443.75	1,946,443.75	2,152,887.50
06/01/2049			169,468.75	169,468.75	
12/01/2049	1,815,000	4.250%	169,468.75	1,984,468.75	2,153,937.50
06/01/2050			130,900.00	130,900.00	
12/01/2050	2,020,000	4.250%	130,900.00	2,150,900.00	2,281,800.00
06/01/2051			87,975.00	87,975.00	
12/01/2051	4,140,000	4.250%	87,975.00	4,227,975.00	4,315,950.00
	24,480,000		24,347,400.00	48,827,400.00	48,827,400.00

NET DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50.000 (target) Mills
Non-Rated, 120x, 2051 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2022		1,040,400.00	1,040,400.00		1,040,400	
12/01/2023		1,040,400.00	1,040,400.00		1,040,400	
12/01/2024		1,040,400.00	1,040,400.00		520,200	520,200.00
12/01/2025		1,040,400.00	1,040,400.00			1,040,400.00
12/01/2026		1,040,400.00	1,040,400.00			1,040,400.00
12/01/2027	60,000	1,040,400.00	1,100,400.00			1,100,400.00
12/01/2028	160,000	1,037,850.00	1,197,850.00			1,197,850.00
12/01/2029	165,000	1,031,050.00	1,196,050.00			1,196,050.00
12/01/2030	245,000	1,024,037.50	1,269,037.50			1,269,037.50
12/01/2031	255,000	1,013,625.00	1,268,625.00			1,268,625.00
12/01/2032	345,000	1,002,787.50	1,347,787.50			1,347,787.50
12/01/2033	360,000	988,125.00	1,348,125.00			1,348,125.00
12/01/2034	455,000	972,825.00	1,427,825.00			1,427,825.00
12/01/2035	475,000	953,487.50	1,428,487.50			1,428,487.50
12/01/2036	580,000	933,300.00	1,513,300.00			1,513,300.00
12/01/2037	605,000	908,650.00	1,513,650.00			1,513,650.00
12/01/2038	725,000	882,937.50	1,607,937.50			1,607,937.50
12/01/2039	755,000	852,125.00	1,607,125.00			1,607,125.00
12/01/2040	880,000	820,037.50	1,700,037.50			1,700,037.50
12/01/2041	920,000	782,637.50	1,702,637.50			1,702,637.50
12/01/2042	1,060,000	743,537.50	1,803,537.50			1,803,537.50
12/01/2043	1,105,000	698,487.50	1,803,487.50			1,803,487.50
12/01/2044	1,265,000	651,525.00	1,916,525.00			1,916,525.00
12/01/2045	1,315,000	597,762.50	1,912,762.50			1,912,762.50
12/01/2046	1,485,000	541,875.00	2,026,875.00			2,026,875.00
12/01/2047	1,550,000	478,762.50	2,028,762.50			2,028,762.50
12/01/2048	1,740,000	412,887.50	2,152,887.50			2,152,887.50
12/01/2049	1,815,000	338,937.50	2,153,937.50			2,153,937.50
12/01/2050	2,020,000	261,800.00	2,281,800.00			2,281,800.00
12/01/2051	4,140,000	175,950.00	4,315,950.00	2,034,475		2,281,475.00
	24,480,000	24,347,400.00	48,827,400.00	2,034,475	2,601,000	44,191,925.00

BOND SOLUTION

**WATERVIEW II METROPOLITAN DISTRICT
 El Paso County, Colorado
 GENERAL OBLIGATION BONDS, SERIES 2021A
 50.000 (target) Mills
 Non-Rated, 120x, 2051 Final Maturity
 (Full Growth + 6% Bi-Reassessment Projections)
 [Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2022		1,040,400	-1,040,400		16,112	16,112	
12/01/2023		1,040,400	-1,040,400		129,398	129,398	
12/01/2024		1,040,400	-520,200	520,200	379,401	-140,799	72.93363%
12/01/2025		1,040,400		1,040,400	757,172	-283,228	72.77696%
12/01/2026		1,040,400		1,040,400	1,126,183	85,783	108.24515%
12/01/2027	60,000	1,100,400		1,100,400	1,322,599	222,199	120.19260%
12/01/2028	160,000	1,197,850		1,197,850	1,440,423	242,573	120.25069%
12/01/2029	165,000	1,196,050		1,196,050	1,440,423	244,373	120.43166%
12/01/2030	245,000	1,269,038		1,269,038	1,527,268	258,231	120.34855%
12/01/2031	255,000	1,268,625		1,268,625	1,527,268	258,643	120.38769%
12/01/2032	345,000	1,347,788		1,347,788	1,619,324	271,537	120.14686%
12/01/2033	360,000	1,348,125		1,348,125	1,619,324	271,199	120.11678%
12/01/2034	455,000	1,427,825		1,427,825	1,716,904	289,079	120.24610%
12/01/2035	475,000	1,428,488		1,428,488	1,716,904	288,416	120.19033%
12/01/2036	580,000	1,513,300		1,513,300	1,820,338	307,038	120.28931%
12/01/2037	605,000	1,513,650		1,513,650	1,820,338	306,688	120.26149%
12/01/2038	725,000	1,607,938		1,607,938	1,929,978	322,041	120.02820%
12/01/2039	755,000	1,607,125		1,607,125	1,929,978	322,853	120.08888%
12/01/2040	880,000	1,700,038		1,700,038	2,046,197	346,160	120.36188%
12/01/2041	920,000	1,702,638		1,702,638	2,046,197	343,560	120.17808%
12/01/2042	1,060,000	1,803,538		1,803,538	2,169,389	365,851	120.28521%
12/01/2043	1,105,000	1,803,488		1,803,488	2,169,389	365,901	120.28855%
12/01/2044	1,265,000	1,916,525		1,916,525	2,299,972	383,447	120.00742%
12/01/2045	1,315,000	1,912,763		1,912,763	2,299,972	387,210	120.24348%
12/01/2046	1,485,000	2,026,875		2,026,875	2,438,391	411,516	120.30296%
12/01/2047	1,550,000	2,028,763		2,028,763	2,438,391	409,628	120.19103%
12/01/2048	1,740,000	2,152,888		2,152,888	2,585,114	432,226	120.07659%
12/01/2049	1,815,000	2,153,938		2,153,938	2,585,114	431,176	120.01806%
12/01/2050	2,020,000	2,281,800		2,281,800	2,740,641	458,841	120.10872%
12/01/2051	4,140,000	4,315,950	-2,034,475	2,281,475	2,740,641	459,166	120.12583%
	24,480,000	48,827,400	-4,635,475	44,191,925	52,398,743	8,206,818	

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
[Preliminary -- for discussion only]**

Dated Date	12/01/2021
Delivery Date	12/01/2021

Sources:

Bond Proceeds:	
Par Amount	2,310,000.00
	2,310,000.00

Uses:

Project Fund Deposits:	
Project Fund	2,240,700.00
Underwriter's Discount:	
Other Underwriter's Discount	69,300.00
	2,310,000.00

BOND PRICING

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity
[Preliminary -- for discussion only]

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2051:	12/15/2051	2,310,000	7.500%	7.500%	100.000
		2,310,000			

Dated Date	12/01/2021	
Delivery Date	12/01/2021	
First Coupon	12/15/2021	
Par Amount	2,310,000.00	
Original Issue Discount		
Production	2,310,000.00	100.000000%
Underwriter's Discount	-69,300.00	-3.000000%
Purchase Price	2,240,700.00	97.000000%
Accrued Interest		
Net Proceeds	2,240,700.00	

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
Combined Results**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
SUBORDINATE BONDS, SERIES 2028B**

[Preliminary -- for discussion only]

Dated Date 12/01/2028
Delivery Date 12/01/2028

Sources:	SERIES 2028A	SERIES 2028B	Total
Bond Proceeds:			
Par Amount	30,490,000.00	2,757,000.00	33,247,000.00
Other Sources of Funds:			
Funds on Hand*	2,418,000.00		2,418,000.00
Series 2021A - DSRF	2,034,475.00		2,034,475.00
	4,452,475.00		4,452,475.00
	34,942,475.00	2,757,000.00	37,699,475.00
Uses:	SERIES 2028A	SERIES 2028B	Total
Project Fund Deposits:			
Project Fund	6,224,780.00	2,674,290.00	8,899,070.00
Refunding Escrow Deposits:			
Cash Deposit	28,365,245.00		28,365,245.00
Cost of Issuance:			
Cost of Issuance	200,000.00		200,000.00
Underwriter's Discount:			
Underwriter's Discount	152,450.00		152,450.00
Other Underwriter's Discount		82,710.00	82,710.00
	152,450.00	82,710.00	235,160.00
	34,942,475.00	2,757,000.00	37,699,475.00

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date 12/01/2028
Delivery Date 12/01/2028

Sources:

Bond Proceeds:	
Par Amount	30,490,000.00
Other Sources of Funds:	
Funds on Hand*	2,418,000.00
Series 2021A - DSRF	2,034,475.00
	4,452,475.00
	34,942,475.00

Uses:

Project Fund Deposits:	
Project Fund	6,224,780.00
Refunding Escrow Deposits:	
Cash Deposit	28,365,245.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Underwriter's Discount:	
Underwriter's Discount	152,450.00
	34,942,475.00

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

WATERVIEW II METROPOLITAN DISTRICT El Paso County

GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2028
Delivery Date	12/01/2028
First Coupon	06/01/2029
Last Maturity	12/01/2058
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035156%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.081653%
Average Coupon	4.000000%
Average Life (years)	22.228
Weighted Average Maturity (years)	22.228
Duration of Issue (years)	14.531
Par Amount	30,490,000.00
Bond Proceeds	30,490,000.00
Total Interest	27,109,400.00
Net Interest	27,261,850.00
Bond Years from Dated Date	677,735,000.00
Bond Years from Delivery Date	677,735,000.00
Total Debt Service	57,599,400.00
Maximum Annual Debt Service	2,880,800.00
Average Annual Debt Service	1,919,980.00
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 2058	30,490,000.00	100.000	4.000%	22.228	02/22/2051	53,052.60
	30,490,000.00			22.228		53,052.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	30,490,000.00	30,490,000.00	30,490,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-152,450.00	-152,450.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	30,337,550.00	30,137,550.00	30,490,000.00
Target Date	12/01/2028	12/01/2028	12/01/2028
Yield	4.035156%	4.081653%	4.000000%

NET DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2029		1,219,600	1,219,600	1,219,600
12/01/2030	50,000	1,219,600	1,269,600	1,269,600
12/01/2031	50,000	1,217,600	1,267,600	1,267,600
12/01/2032	130,000	1,215,600	1,345,600	1,345,600
12/01/2033	135,000	1,210,400	1,345,400	1,345,400
12/01/2034	225,000	1,205,000	1,430,000	1,430,000
12/01/2035	230,000	1,196,000	1,426,000	1,426,000
12/01/2036	330,000	1,186,800	1,516,800	1,516,800
12/01/2037	340,000	1,173,600	1,513,600	1,513,600
12/01/2038	445,000	1,160,000	1,605,000	1,605,000
12/01/2039	465,000	1,142,200	1,607,200	1,607,200
12/01/2040	580,000	1,123,600	1,703,600	1,703,600
12/01/2041	600,000	1,100,400	1,700,400	1,700,400
12/01/2042	730,000	1,076,400	1,806,400	1,806,400
12/01/2043	760,000	1,047,200	1,807,200	1,807,200
12/01/2044	895,000	1,016,800	1,911,800	1,911,800
12/01/2045	935,000	981,000	1,916,000	1,916,000
12/01/2046	1,085,000	943,600	2,028,600	2,028,600
12/01/2047	1,130,000	900,200	2,030,200	2,030,200
12/01/2048	1,295,000	855,000	2,150,000	2,150,000
12/01/2049	1,350,000	803,200	2,153,200	2,153,200
12/01/2050	1,530,000	749,200	2,279,200	2,279,200
12/01/2051	1,595,000	688,000	2,283,000	2,283,000
12/01/2052	1,795,000	624,200	2,419,200	2,419,200
12/01/2053	1,865,000	552,400	2,417,400	2,417,400
12/01/2054	2,085,000	477,800	2,562,800	2,562,800
12/01/2055	2,170,000	394,400	2,564,400	2,564,400
12/01/2056	2,410,000	307,600	2,717,600	2,717,600
12/01/2057	2,510,000	211,200	2,721,200	2,721,200
12/01/2058	2,770,000	110,800	2,880,800	2,880,800
	30,490,000	27,109,400	57,599,400	57,599,400

SUMMARY OF BONDS REFUNDED

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
3/10/21: Ser 21A NR LF, 4.25%, 120x, 50.00mls, 6% Bire, SP, TERM51:					
	12/01/2029	4.250%	165,000.00	12/01/2028	101.000
	12/01/2030	4.250%	245,000.00	12/01/2028	101.000
	12/01/2031	4.250%	255,000.00	12/01/2028	101.000
	12/01/2032	4.250%	345,000.00	12/01/2028	101.000
	12/01/2033	4.250%	360,000.00	12/01/2028	101.000
	12/01/2034	4.250%	455,000.00	12/01/2028	101.000
	12/01/2035	4.250%	475,000.00	12/01/2028	101.000
	12/01/2036	4.250%	580,000.00	12/01/2028	101.000
	12/01/2037	4.250%	605,000.00	12/01/2028	101.000
	12/01/2038	4.250%	725,000.00	12/01/2028	101.000
	12/01/2039	4.250%	755,000.00	12/01/2028	101.000
	12/01/2040	4.250%	880,000.00	12/01/2028	101.000
	12/01/2041	4.250%	920,000.00	12/01/2028	101.000
	12/01/2042	4.250%	1,060,000.00	12/01/2028	101.000
	12/01/2043	4.250%	1,105,000.00	12/01/2028	101.000
	12/01/2044	4.250%	1,265,000.00	12/01/2028	101.000
	12/01/2045	4.250%	1,315,000.00	12/01/2028	101.000
	12/01/2046	4.250%	1,485,000.00	12/01/2028	101.000
	12/01/2047	4.250%	1,550,000.00	12/01/2028	101.000
	12/01/2048	4.250%	1,740,000.00	12/01/2028	101.000
	12/01/2049	4.250%	1,815,000.00	12/01/2028	101.000
	12/01/2050	4.250%	2,020,000.00	12/01/2028	101.000
	12/01/2051	4.250%	4,140,000.00	12/01/2028	101.000
			24,260,000.00		

ESCROW REQUIREMENTS

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% BI-Reassessment Projections)
[Preliminary -- for discussion only]**

P&C Refg of 21A

Period Ending	Principal Redeemed	Redemption Premium	Total
12/01/2028	24,260,000.00	242,600.00	24,502,600.00
	24,260,000.00	242,600.00	24,502,600.00

ESCROW REQUIREMENTS

**WATERVIEW II METROPOLITAN DISTRICT
 El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
 Pay & Cancel of (proposed) Series 2021A&B + New Money
 Assumes Investment Grade, 120x, 2058 Final Maturity
 (Full Growth + 6% Bi-Reassessment Projections)
 [Preliminary -- for discussion only]**

P&C Refq of 21B

Period Ending	Interest	Principal Redeemed	Redemption Premium	Total
12/01/2028	1,529,545.00	2,310,000.00	23,100.00	3,862,645.00
	1,529,545.00	2,310,000.00	23,100.00	3,862,645.00

PRIOR BOND DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% BI-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Principal	Coupon	Interest	Debt Service
12/01/2029	165,000	4.250%	1,031,050.00	1,196,050.00
12/01/2030	245,000	4.250%	1,024,037.50	1,269,037.50
12/01/2031	255,000	4.250%	1,013,625.00	1,268,625.00
12/01/2032	345,000	4.250%	1,002,787.50	1,347,787.50
12/01/2033	360,000	4.250%	988,125.00	1,348,125.00
12/01/2034	455,000	4.250%	972,825.00	1,427,825.00
12/01/2035	475,000	4.250%	953,487.50	1,428,487.50
12/01/2036	580,000	4.250%	933,300.00	1,513,300.00
12/01/2037	605,000	4.250%	908,650.00	1,513,650.00
12/01/2038	725,000	4.250%	882,937.50	1,607,937.50
12/01/2039	755,000	4.250%	852,125.00	1,607,125.00
12/01/2040	880,000	4.250%	820,037.50	1,700,037.50
12/01/2041	920,000	4.250%	782,637.50	1,702,637.50
12/01/2042	1,060,000	4.250%	743,537.50	1,803,537.50
12/01/2043	1,105,000	4.250%	698,487.50	1,803,487.50
12/01/2044	1,265,000	4.250%	651,525.00	1,916,525.00
12/01/2045	1,315,000	4.250%	597,762.50	1,912,762.50
12/01/2046	1,485,000	4.250%	541,875.00	2,026,875.00
12/01/2047	1,550,000	4.250%	478,762.50	2,028,762.50
12/01/2048	1,740,000	4.250%	412,887.50	2,152,887.50
12/01/2049	1,815,000	4.250%	338,937.50	2,153,937.50
12/01/2050	2,020,000	4.250%	261,800.00	2,281,800.00
12/01/2051	4,140,000	4.250%	175,950.00	4,315,950.00
	24,260,000		17,067,150.00	41,327,150.00

BOND SOLUTION

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2028A
Pay & Cancel of (proposed) Series 2021A&B + New Money
Assumes Investment Grade, 120x, 2058 Final Maturity
(Full Growth + 6% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2029		1,219,600	1,219,600	1,440,423	220,823	118.10617%
12/01/2030	50,000	1,269,600	1,269,600	1,527,268	257,668	120.29523%
12/01/2031	50,000	1,267,600	1,267,600	1,527,268	259,668	120.48503%
12/01/2032	130,000	1,345,600	1,345,600	1,619,324	273,724	120.34218%
12/01/2033	135,000	1,345,400	1,345,400	1,619,324	273,924	120.36007%
12/01/2034	225,000	1,430,000	1,430,000	1,716,904	286,904	120.06321%
12/01/2035	230,000	1,426,000	1,426,000	1,716,904	290,904	120.39999%
12/01/2036	330,000	1,516,800	1,516,800	1,820,338	303,538	120.01174%
12/01/2037	340,000	1,513,600	1,513,600	1,820,338	306,738	120.26546%
12/01/2038	445,000	1,605,000	1,605,000	1,929,978	324,978	120.24787%
12/01/2039	465,000	1,607,200	1,607,200	1,929,978	322,778	120.08327%
12/01/2040	580,000	1,703,600	1,703,600	2,046,197	342,597	120.11018%
12/01/2041	600,000	1,700,400	1,700,400	2,046,197	345,797	120.33622%
12/01/2042	730,000	1,806,400	1,806,400	2,169,389	362,989	120.09460%
12/01/2043	760,000	1,807,200	1,807,200	2,169,389	362,189	120.04144%
12/01/2044	895,000	1,911,800	1,911,800	2,299,972	388,172	120.30402%
12/01/2045	935,000	1,916,000	1,916,000	2,299,972	383,972	120.04030%
12/01/2046	1,085,000	2,028,600	2,028,600	2,438,391	409,791	120.20066%
12/01/2047	1,130,000	2,030,200	2,030,200	2,438,391	408,191	120.10593%
12/01/2048	1,295,000	2,150,000	2,150,000	2,585,114	435,114	120.23786%
12/01/2049	1,350,000	2,153,200	2,153,200	2,585,114	431,914	120.05917%
12/01/2050	1,530,000	2,279,200	2,279,200	2,740,641	461,441	120.24574%
12/01/2051	1,595,000	2,283,000	2,283,000	2,740,641	457,641	120.04559%
12/01/2052	1,795,000	2,419,200	2,419,200	2,905,499	486,299	120.10166%
12/01/2053	1,865,000	2,417,400	2,417,400	2,905,499	488,099	120.19108%
12/01/2054	2,085,000	2,562,800	2,562,800	3,080,249	517,449	120.19078%
12/01/2055	2,170,000	2,564,400	2,564,400	3,080,249	515,849	120.11579%
12/01/2056	2,410,000	2,717,600	2,717,600	3,265,484	547,884	120.16059%
12/01/2057	2,510,000	2,721,200	2,721,200	3,265,484	544,284	120.00162%
12/01/2058	2,770,000	2,880,800	2,880,800	3,461,833	581,033	120.16916%
	30,490,000	57,599,400	57,599,400	69,191,754	11,592,354	

SOURCES AND USES OF FUNDS

**WATERVIEW II METROPOLITAN DISTRICT
 El Paso County, Colorado
 SUBORDINATE BONDS, SERIES 2028B
 Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2058 (Stated) Maturity
 [Preliminary -- for discussion only]**

Dated Date	12/01/2028
Delivery Date	12/01/2028

Sources:

Bond Proceeds:	
Par Amount	2,757,000.00
	2,757,000.00

Uses:

Project Fund Deposits:	
Project Fund	2,674,290.00
Underwriter's Discount:	
Other Underwriter's Discount	82,710.00
	2,757,000.00

BOND PRICING

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2028B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2058 (Stated) Maturity
[Preliminary -- for discussion only]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2058:	12/15/2058	2,757,000	6.500%	6.500%	100.000
		2,757,000			

Dated Date	12/01/2028	
Delivery Date	12/01/2028	
First Coupon	12/15/2028	
Par Amount	2,757,000.00	
Original Issue Discount		
Production	2,757,000.00	100.000000%
Underwriter's Discount	-82,710.00	-3.000000%
Purchase Price	2,674,290.00	97.000000%
Accrued Interest		
Net Proceeds	2,674,290.00	

EXHIBIT D.1.

**ADMINISTRATION, OPERATIONS, MAINTENANCE AND SPECIAL PURPOSE MILL
LEVY BUDGET**

Service Plan Amendment - Annual Budget Exhibit

Date: September 3, 2021

Waterview II - Metro District:

861 Residential Lots

Metro District - Administrative Operating Budget (Simmons & Wheeler)

Category:	Per Year:	
Accounting / Audit	\$15,000.00	
Election expense	\$1,000.00	
Office Supplies	\$1,000.00	
Insurance / SDA dues	\$4,500.00	
Legal	\$45,000.00	
Treasure fees	\$4,161.00	
Contingency	\$12,219.00	
Emergency Reserves (3%)	\$2,120.00	
TOTAL EXPENSES:	\$85,000.00	Mills = 3.066

Annual Maintenance Budget: (MSI)

Category:	Per Year:	
Management	\$18,897.60	
Administrative Expense	\$1,549.80	
Taxes	\$100.00	
Audit	\$1,500.00	
Insurance	\$5,166.00	
TOTAL OPERATING EXPENSES:	\$27,213.40	Mills = 0.982
Water	\$30,515.59	
Water - Native Grass	\$36,106.05	
Electricity	\$1,500.00	
Grounds Maintenance	\$38,795.87	
Native Area Maintenance	\$27,651.26	
Fertilization / Weeds / Insect Control	\$15,518.35	
Grounds Repair (Sprinkler)	\$25,863.91	
Grounds Repair (Other)	\$17,242.61	
Grounds Improvements	\$12,931.96	
Snow Removal	\$10,800.00	
Amenity Maintenance	\$7,000.00	
Fence Maintenance	\$15,970.80	
Miscellaneous	\$500.00	
TOTAL OPERATING EXPENSES:	\$240,396.40	Mills = 8.671

Reserve Expenses:

Fence Replacement	\$21,738.03	
Major Landscape Improvements	\$12,931.96	
Amenity Reserves	\$11,428.57	
Major Concrete Replacement	\$5,747.00	
Other Contingency	\$2,500.00	
TOTAL RESERVE EXPENSES:	\$54,345.56	Mills = 1.960
TOTAL EXPENSES:	\$321,955.36	Mills = 11.612

Covenant Enforcement & Design Review Management Budget (MSI)

Category:	Per Year:
Management	\$18,897.60
Administrative Expense	\$1,549.80
Postage	\$2,066.40
Legal	\$3,099.60
Micellaneous	\$500.00

TOTAL OPERATING EXPENSES:	\$26,113.40	Mills = 0.942
Reserve Expenses:		
Other Contingency	\$2,500.00	
TOTAL RESERVE EXPENSES:	\$2,500.00	Mills = 0.090
Trash Removal	\$154,980.00	Mills = 5.590
TOTAL EXPENSES:	\$183,593.40	Mills = 6.622
\$590,548.76		Mills = 21.300

EXHIBIT E

ANNUAL REPORT AND DISCLOSURE FORM
(Sample attached)

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

1. Name of District:	Waterview II Metropolitan District
2. Report for Calendar Year:	202_
3. Contact Information	
4. Meeting Information	
5. Type of District(s)/ Unique Representational Issues (if any)	This is a single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the District and are eligible to run for Director positions when these positions become open.
6. Authorized Purposes of the District(s)	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, Water, Wastewater, Street Improvements and Safety Protection, Park and Recreation, Drainage, Landscaping, Mosquito Control, Transportation, Television Relay and Translation, subject to the limitations contained in the District's Service Plan
7. Active Purposes of the District(s)	The primary active purpose of the district is to construct and provide public infrastructure and improvements and perform covenant enforcement and design review services.
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. _____ b. _____ c. _____ d. _____
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable)	<p>Assumptions:</p> <p>\$400,000.00 is the total actual value of a typical single family home as determined by El Paso County.</p> <p>\$750,000 is the total actual value of the sample commercially- assessed property</p> <p>Sample Metropolitan District Mill Levy Calculation for a Residential Property:</p>

	<p>$\\$400,000 \times .0715 = \\$28,600$ (Assessed Value)</p> <p>$\\$28,600 \times \underline{\hspace{1cm}}$ mills = \$ <u> </u> per year in sample taxes owed solely to this Special District at its current 202 <u> </u> total mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>$\\$750,000 \times .2900 = \\$217,500$ (Assessed Value) $\\$217,500 \times \underline{\hspace{1cm}}$ mills = \$ <u> </u> per year in sample taxes owed solely to this Special District at its current 202 <u> </u> total mill levy.</p>
<p>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)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>*202 <u> </u> residential assessment rate of <u> </u> % changes the maximum mill levy rates (see adjusted mill levies below)</p> <p>a. 50 + 10 Mills * (<u> </u>) b. 5 Mills * (<u> </u>) c. 65 Mills * (<u> </u>)</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable)</p>	<p>Assumptions: See Assumptions in #9 above; Sample Metropolitan District Maximum Mill Levy Calculation for a Residential Property:</p> <p>$\\$400,000 \times \underline{\hspace{1cm}}$ [assessment ratio] = \$ <u> </u> (Assessed Value) $\\$AV \times \underline{\hspace{1cm}}$ mills = \$ <u> </u> per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a Commercial Property:</p> <p>$\\$750,000 \times .2900 = \\$217,500$ (Assessed Value) $\\$217,500 \times .0650$ mills = \$14,137.50 per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>\$560,000,000 (the District's Service Plan limits the outstanding principal of any limited tax general obligation bonds to \$50,000,000)</p>

14. Debt proposed to be issued, reissued or otherwise obligated in the coming year	
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	
16. Summary of major property exclusion or inclusion activities in the past year	

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.
- B. Colorado Revised Statutes, Section 32-1-823(1), states a certificate of election results shall be filed with the County Clerk and Recorder.

Name and Title of Respondent

Signature of Respondent

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to: El Paso County Board of County Commissioners
Attention: Clerk to the Board
200 South Cascade Avenue
Colorado Springs, Colorado 80903

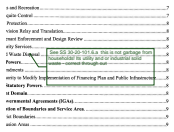
****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W. Garden of the Gods Road, #2201, Colorado Springs, CO 80907

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

ServicePlan_V2 redlines.pdf Markup Summary 10-12-2021

dsdparsons (34)



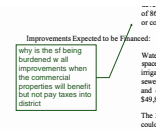
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Date: 10/12/2021 12:23:51 PM
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See SS 30-20-101.6.a this is not garbage from households! Its utility and or industrial solid waste - correct through out



Subject: Callout
Page Label: 7
Author: dsdparsons
Date: 10/12/2021 10:53:47 AM
Status:
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Is that in addition to the 298.2 acres? Are you stating that the existing District is 298.2, and your proposing to ad an additional 168.8 acres for a total of 467 acres or are you removing property for a reduction in district size to 168ACRES? Is the new total to be included 861 homes JUST FOR THE 168 ACRES THAN?



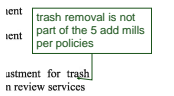
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Page Label: 7
Author: dsdparsons
Date: 10/12/2021 10:08:43 AM
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why is the sf being burdened w all improvements when the commercial properties will benefit but not pay taxes into district



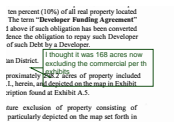
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Page Label: 7
Author: dsdparsons
Date: 10/12/2021 12:24:09 PM
Status:
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Solid Waste removal is part of the Statutory obligations not the additional 5 mills for CCR enforcement per our special district policies...



Subject: Callout
Page Label: 8
Author: dsdparsons
Date: 10/12/2021 10:42:24 AM
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trash removal is not part of the 5 add mills per policies



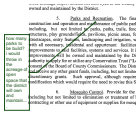
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Page Label: 9
Author: dsdparsons
Date: 10/12/2021 10:52:06 AM
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I thought it was 168 acres now excluding the commercial per th exhibits



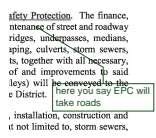
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Page Label: 12
Author: dsdparsons
Date: 10/12/2021 11:24:10 AM
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Polices were adopted in 2007 after the original district was formed so there was no comparison as stated . This application shall stand on its own merit and shall address the policies including need, master plan etc..



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 10/12/2021 11:16:28 AM
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how many parks to be build? i would throw in the acreage of open space that the district will own and maintain....



Subject: Callout
Page Label: 13
Author: dsdparsons
Date: 10/12/2021 11:27:08 AM
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here you say EPC will take roads

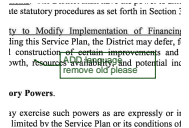


Subject: Image
Page Label: 14
Author: dsdparsons
Date: 10/12/2021 11:32:43 AM
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infrastructure.
 restructure the
 account update
 within the Dist

Subject: Owner Certification
Page Label: 14
Author: dsdparsons
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\$



Subject: Callout
Page Label: 14
Author: dsdparsons
Date: 10/12/2021 11:33:30 AM
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ADD language remove old please

...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...

Subject: Callout
Page Label: 14
Author: dsdparsons
Date: 10/12/2021 12:25:32 PM
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this has no industrial or utility properties so this is unlikely and its NOT trash service per SS

...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...

Subject: Callout
Page Label: 15
Author: dsdparsons
Date: 10/12/2021 11:34:46 AM
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this is not analysis of alternatives..

...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...

Subject: Callout
Page Label: 15
Author: dsdparsons
Date: 10/12/2021 11:35:25 AM
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add acreages and make this clear please

...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...
...the District shall have the power to purchase and sell real property...

Subject: Callout
Page Label: 18
Author: dsdparsons
Date: 10/12/2021 12:01:55 PM
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this is not consistent with policies-defer to County Attorney

8,085
0,330
56,164
3,855
4,717
10,662
9,642

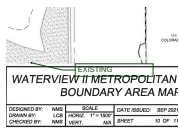
Subject: Callout
Page Label: 19
Author: dsdparsons
Date: 10/12/2021 12:26:33 PM
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Include a sentence o impacts to County for SOT short term and long term in financial summary- this will be asked at hearing

40,000
0.2 10,000
total Mills

Subject: Callout
Page Label: 20
Author: dsdparsons
Date: 10/12/2021 12:03:29 PM
Status:
Color: ■
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total Mills _____



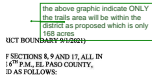
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Page Label: 25
Author: dsdparsons
Date: 10/12/2021 12:27:04 PM
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EXISTING



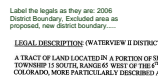
Subject: Cloud+
Page Label: 26
Author: dsdparsons
Date: 10/12/2021 12:29:07 PM
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the area in gray is the new district boundary as proposed correct? provide graphic that depicts that and clarify through out Plan



Subject: Callout
Page Label: 28
Author: dsdparsons
Date: 10/12/2021 12:09:05 PM
Status:
Color: ■
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the above graphic indicate ONLY the trails area will be within the district as proposed which is only 168 acres



Subject: Text Box
Page Label: 28
Author: dsdparsons
Date: 10/12/2021 12:10:07 PM
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Label the legals as they are: 2006 District Boundary, Excluded area as proposed, new district boundary.....



Subject: Callout
Page Label: 32
Author: dsdparsons
Date: 10/12/2021 12:08:18 PM
Status:
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the above graphic indicate ONLY the trails area will be within the district as proposed which is only 168 acres



Subject: Callout
Page Label: 46
Author: dsdparsons
Date: 10/12/2021 12:15:31 PM
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you have not provided a summary from the finance preparer; you provided tables now explain them in summary see example:



Subject: Image
Page Label: 46
Author: dsdparsons
Date: 10/12/2021 12:16:51 PM
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Subject: Image
Page Label: 46
Author: dsdparsons
Date: 10/12/2021 12:16:49 PM
Status:
Color: ■
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Subject: Image
Page Label: 46
Author: dsdparsons
Date: 10/12/2021 12:17:21 PM
Status:
Color: ■
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Subject: Callout
Page Label: 46
Author: dsdparsons
Date: 10/12/2021 12:17:58 PM
Status:
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the hearing bodies do read this...note brief
conversation on SOT