

BOCC

Chuck Broerman
01/05/2022 10:31:26 AM
Doc \$0.00 93
Rec \$0.00 Pages

El Paso County, CO



222002181

RESOLUTION NO. 22-03

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

**RESOLUTION TO APPROVE THE SERVICE PLAN MODIFICATION FOR
WATERVIEW II METROPOLITAN DISTRICT (ID-21-002)**

WHEREAS, Waterview II Metropolitan District, did file an application with the Planning and Community Development Department of El Paso County, pursuant to Section 32-1-204 (2), C.R.S., for the review of a service plan modification for Waterview II Metropolitan District; and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on December 2, 2021, upon which date the Planning Commission did by formal resolution recommend approval of the subject Service Plan Modification with conditions and a notation(s); and

WHEREAS, on December 14, 2021, the Board ordered a public hearing to be held on the Service Plan Modification; and

WHEREAS, notice of the hearing before the Board was duly published in *The El Paso County Advertiser and News* on December 15, 2021 as required by law; and

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

WHEREAS, pursuant to the provisions of Title 32, Article 1, C.R.S., as amended, the Board held a public hearing on the Service Plan Modification for the District on January 4, 2022; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, study of the proposed service plan modification for Waterview II Metropolitan District, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, and comments from all interested persons, and comments by the El



Office of County Clerk and Recorder, El Paso County, State of Colorado.
Certified to be a full, true and correct copy of record in my office.

Instrument: 222002181 Book: _____ Page: _____

Date: 01/05/2022 By: Kathryn Connelly Deputy Clerk

Chuck Broerman, El Paso County, CO Clerk & Recorder

Paso County Planning Commission during the hearing, this Board finds as follows:

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

12. The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area.

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

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners, Colorado, hereby determines that the requirements of Sections 32-1-207, C.R.S., relating to the creation of a service plan modification for the Waterview II Metropolitan District has been fulfilled in a timely manner;

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

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

CONDITIONS OF APPROVAL

1. As stated in the proposed service plan, the maximum combined residential mill levy shall not exceed 65 mills for any residential property within the Waterview II Metropolitan District, with no more than 50 mills devoted to residential debt service, no more than 10 mills devoted to operations and maintenance, no more than 5 mills devoted to a special purpose unless the District receive Board of County Commissioner approval to increase the maximum mill levy.
2. As stated in the attached service plan, the maximum authorized debt for the Waterview II Metropolitan District shall be limited to \$50 million until and unless the District receive Board of County Commissioner approval to increase the maximum authorized debt.
3. Approval of the service plan for the Waterview II Metropolitan District includes the ability of the District to use eminent domain powers for the acquisition of property to be owned, controlled, or maintained by the District or another public or non-profit entity and is for the material use or benefit of the general public. The District may not use the power of eminent domain without prior approval by the Board of County Commissioners at a publicly noticed hearing after a showing that the use of eminent domain is necessary in order for the District to continue to provide service(s) within the

District's boundaries and that there are no other alternatives that would not result in the need for the use of eminent domain powers.

4. The district 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.
5. The Waterview II Metropolitan District shall provide a disclosure form to future purchasers of property in a manner consistent with the approved Special District Annual Report form. The developer(s) shall provide written notation on each subsequent final plat associated with the development of the annually filed public notice. County staff is authorized to administratively approve updates to the disclosure form to reflect current contact information and calculations.
6. The Waterview II Metropolitan District is expressly prohibited from creating separate sub-districts except upon prior notice to the Board of County Commissioners, and subject to the Board of County Commissioners right to declare such creation to be a material modification of the service plan, pursuant to C.R.S. § 32-1-1101(1)(f)(l).
7. As stated in the attached service plan, the Waterview II Metropolitan 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.
8. Approval of this application shall not constitute relinquishment or undermining of the County's authority to require the developer to complete subdivision improvements as required by the Land Development Code and Engineering Criteria Manual and to require subdivision improvement agreements or development agreements and collateral of the developer to guarantee the construction of improvements.

9. Any future proposed development of the subject parcels will require approval of a map amendment (rezone), preliminary plan, and final plat(s), and such final plat(s) must be recorded prior to undertaking land disturbing activities, excluding pre-subdivision site grading without installation of wet utilities as a separate, stand-alone request.
10. The Waterview II Metropolitan District shall not be authorized to issue debt until and unless the underlying map amendment (rezoning) is approved by the Board of County Commissioners.
11. A material change to the land use assumptions identified in the service plan, and associated attachments, or any future material modification to the service plan shall require an amendment(s) to the service plan.
12. COLA, LLC, shall deed the openspace, drainage, and private road platted tracts with the Trails at Aspen Ridge Filing Nos. 1 and 2 to Waterview II Metropolitan District for ownership and maintenance upon approval of service plan modification.

NOTATIONS

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

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

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

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

DONE THIS 4th day of January, 2022, at Colorado Springs, Colorado.

BOARD OF COUNTY COMMISSIONERS
EL PASO COUNTY, COLORADO

ATTEST:

By:



By:

Stan VanderWal
Chair

EXHIBIT A

LEGAL DESCRIPTION: PLAT "TRAILS AT ASPEN RIDGE FILING NO.1"

A TRACT OF LAND LOCATED IN A PORTION OF THE WEST 1/2 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 1613.76 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

1. THENCE S00°19'32"E CONTINUING ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 3638.37 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 9;
2. 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;
3. THENCE N00°29'10"W ON SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1914.54 FEET;
4. THENCE S90°00'00"E A DISTANCE OF 515.00 FEET;
5. THENCE N00°00'00"E A DISTANCE OF 148.75 FEET TO A NON-TANGENT CURVE TO THE LEFT;
6. THENCE ON THE ARC OF 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 N28°47'53"E A DISTANCE OF 61.31 FEET;
7. THENCE N22°01'35"E A DISTANCE OF 538.15 FEET;
8. THENCE N67°58'24"W A DISTANCE OF 40.00 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
9. THENCE ON THE ARC OF 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 N39°54'03"E A DISTANCE OF 276.19 FEET;
10. THENCE N57°46'18"E A DISTANCE OF 68.47 FEET TO POINT OF CURVE TO THE LEFT;
11. THENCE ON THE ARC OF 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 N36°01'21"E A DISTANCE OF 55.58 FEET;
12. THENCE N15°39'12"W A DISTANCE OF 394.68 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 SAID EL PASO COUNTY;

13. THENCE N74°20'48"E ON SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.00 FEET;
14. THENCE S15°39'12"E A DISTANCE OF 392.40 FEET TO A NON-TANGENT CURVE TO THE LEFT;
15. THENCE ON THE ARC OF 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;
16. THENCE N74°20'48"E A DISTANCE OF 199.80 FEET;
17. THENCE S15°39'12"E A DISTANCE OF 40.00 FEET;
18. THENCE N74°20'48"E A DISTANCE OF 160.21 FEET;
19. THENCE N15°39'12"W A DISTANCE OF 469.99 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 SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY OF BRADLEY ROAD;

20. THENCE N74°20'48"E A DISTANCE OF 385.14 FEET;
21. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,759.79 FEET, A DELTA ANGLE OF 15°09'41", AN ARC LENGTH OF 730.29 FEET, WHOSE LONG CHORD BEARS N81°55'38"E A DISTANCE OF 728.16 FEET;
22. THENCE N89°30'29"E A DISTANCE OF 3.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 7,352,922. SQUARE FEET OR 168.800 ACRES, MORE OR LESS.

AMENDED AND RESTATED SERVICE PLAN

FOR

WATERVIEW II

METROPOLITAN DISTRICT

Prepared by:



**WHITE BEAR ANKELE
TANAKA & WALDRON**
ATTORNEYS AT LAW

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

October 15, 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
--	---

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
---	--

<p><u>Engineer</u> Independent District Engineering Services, LLC 1626 Cole Blvd., Suite 125 Lakewood, CO 80401 (720) 500-3299</p>	<p><u>Bond Counsel</u> Sherman & Howard LLC Attn: Tiffany Leichman 633 17th Street, Suite 3000 Denver, CO 80202 Phone: (303) 299-8104 Email: tleichman@shermanhoward.com</p>
--	---

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY1

II. DEFINITIONS3

III. INTRODUCTION6

 A. Overall Purpose and Intent.....6

 B. Need for the District.6

 C. County Objectives in Forming the District.7

 D. Specific Purposes -Facilities and Services.8

 1. Water8

 2. Sanitation.....8

 3. Street Improvements, Transportation and Safety Protection8

 4. Drainage8

 5. Parks and Recreation.....9

 6. Mosquito Control9

 7. Fire Protection.....9

 8. Television Relay and Translation.....9

 9. Covenant Enforcement and Design Review9

 10. Security Services.....10

 11. Solid Waste Disposal10

 E. Other Powers.....10

 1. Amendments10

 2. Authority to Modify Implementation of Financing Plan and Public Infrastructure.....10

 F. Other Statutory Powers.10

 G. Eminent Domain.10

 H. Intergovernmental Agreements (IGAs).....11

 I. Description of Boundaries and Service Area.11

 1. District Boundaries.....11

 2. Excluded Area.....11

 3. Exclusion Areas.....11

 4. Extraterritorial Service Areas.....11

 5. Analysis of Alternatives.....11

 6. Material Modifications/Service Plan Amendment.....11

IV. DEVELOPMENT ANALYSIS.....12

 A. Existing Developed Conditions.....12

B.	Total Development at Project Buildout	12
C.	Development Phasing and Absorption	12
D.	Status of Underlying Land Use Approvals	12
V.	INFRASTRUCTURE SUMMARY	13
VI.	FINANCIAL PLAN SUMMARY	13
A.	Financial Plan Assumptions and Debt Capacity Model	13
B.	Maximum Authorized Debt	13
C.	Maximum Mill Levies	14
1.	Maximum Debt Service Mill Levy	14
2.	Maximum Operational Mill Levy	14
3.	Maximum Special Purpose Mill Levy Cap	14
4.	Maximum Combined Mill Levy	14
D.	Maximum Maturity Period for Debt	14
E.	Developer Funding Agreements	14
F.	Privately Placed Debt Limitation	15
G.	Revenue Obligations	15
VII.	OVERLAPPING TAXING ENTITIES, NEIGHBORING JURISDICTIONS	15
A.	Overlapping Taxing Entities	15
B.	Neighboring Jurisdictions	16
VIII.	DISSOLUTION	16
A.	Dissolution	16
B.	Administrative Dissolution	17
IX.	COMPLIANCE	17
X.	MISCELLANEOUS	17
A.	Special District Act	17
B.	Disclosure to Prospective Purchasers	17
C.	Local Improvements	17
D.	Service Plan not a Contract	18
E.	Land Use and Development Approvals	18
XI.	CONCLUSION	18

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**

- C. Infrastructure Capital Costs**

- D. Financial Plan Summary**

- 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**” or “**Amendment**”). 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: The 2006 Original Service Plan is superseded by this Amended and Restated Service Plan to accommodate the updated, current and anticipated needs of the residential development being served by the District. The 2006 Original Service Plan lists the overall acreage of the District on Page 1 as 446-acres; however, the legal description exhibit in the 2006 Original Service Plan encompasses 441.2-acres. 441.2-acres is the actual initial boundary pursuant to the El Paso County District Court Findings and Decree organizing the District. On June 28, 2021, an Order for Exclusion was recorded under reception number 221124732 which removed 143-acres from the District (the Excluded Area), and is the area labeled as E1, E2 and E3 on Exhibit A.3. The owner of the 143-acres has applied to the County for formation of a new metropolitan district encompassing the 143-acres. As of the date of this Service Plan, the revised District boundary contains approximately 298.2-acres. However, there are two additional potential exclusion areas shown on Exhibit A.3; an 86.4-acre area west of Powers Boulevard labeled as F1 on Exhibit A.3 and 43-acres of public right-of way along Bradley Road and Powers Boulevard labeled as F2 on Exhibit A.3. These areas total 129.4-acres. If and when these future exclusions occur, the District’s boundary will then contain approximately 168.8-acres. The estimated Project costs and financing are based exclusively on the anticipated 168.8-acre Trails at Aspen Ridge residential development (the “**Project**”). 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:

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 Legislative Adjustment, maximum operational mill levy limit of 10 with Legislative Adjustment, and maximum special purpose mill levy limit of 5 with Legislative Adjustment for covenant enforcement and maintenance of common facilities.

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 alley ways, fencing and landscaping. The District has the power and authority to provide services as authorized under the Special District Act, including, but not limited to, snow removal, grounds/native area and landscape maintenance, fence maintenance, irrigation, and covenant enforcement and design review services. The District will also contract with a residential trash removal provider.

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 Legislative Adjustment

Proposed O & M Mill Levy:

10 Mills subject to Legislative Adjustment

Proposed Special Purpose Mill Levy:

5 Mills subject to Legislative Adjustment for covenant enforcement and/or maintenance of common facilities

Proposed Maximum Mill Levies: 65 Mills Total (50 mills debt service, 10 mills operational and 5 mills special purpose), subject to Legislative 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 fees as of the date hereof.

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.

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

Excluded Area: means the 143-acres north and south of Bradley Road that were removed from the District per the Order for Exclusion recorded on June 28, 2021 under reception number 221124732. This is labeled as E1, E2 and E3 on Exhibit A.3

Exclusion Area: means the potential exclusion of property consisting of approximately 86.4-acres of land west of Powers Road labeled as F1 on Exhibit A.3, and the 43-acres of public right-of-way along Bradley Road and Powers Boulevard labeled as F2 on the map set forth in Exhibit A.3.

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.

Legislative Adjustment: means if, on or after January 1, 2006, being the year in which the District held its organizational election, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, and the Maximum Special Purpose Mill Levy limitation may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2006, are neither diminished nor enhanced as a result of such changes.

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 covenant enforcement and/or maintenance of common facilities in the absence of a Homeowners Association, or if such covenant enforcement, in the alternative, is performed by the District.

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

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 Amended and Restated 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 part or all of various Public Improvements necessary and appropriate for the development of an 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 is to finance the construction of these Public Improvements. Additional major purposes will include covenant enforcement and operation and maintenance of those Public Improvements that are not conveyed to the County or other governmental jurisdictions.

The purpose of this Amended and Restated Service Plan is due to the significant Public Improvement cost increases since the District was formed fifteen (15) years ago in 2006. The 2006 Original Service Plan projected \$8,392,161.24 in costs, which have increased to \$49,820,618. The Maximum Debt Authorization in the 2006 Original Service Plan was \$35,000,000; and due to the cost increase, is now \$50,000,000. The 2006 Original Service Plan limited the District's mill levy to 40 mills for debt service and operations and maintenance; this Amended and Restated Service Plan brings the maximum mill levies in line with what the County's model service plan allows: 50 mills for Debt, 10 mills for operations & maintenance, and 5 mills for Special Purpose for an aggregate Maximum Combined Mill Levy of 65 mills, subject to Legislative Adjustment. This Amended and Restated Service Plan also show the District's current boundaries, which account for the removal of the 143-acres of the Excluded Area, and defines the potential future Exclusion Areas. The area within the District south of Bradley Road is zoned RS-5000 and PUD for residential use, the area west of Powers Road is vacant land and is expected to be excluded from this District. Commercial has been removed with the Excluded Area.

B. Need for the District.

The overall need for creation of this District was established in 2006 in conjunction with the County's approval of the 2006 Original Service Plan. The District was created to assist in the provision of the significant public infrastructure needed by the development, which is a need that continues to exist relative to the public infrastructure necessary for the Project.

The District is needed to serve a large residential development with significant public infrastructure and phasing. There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that considers it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. It is acknowledged that the District is located in the vicinity of Widefield Water and Sanitation District, Colorado Centre Metropolitan District, Bradley Heights Metropolitan District #2 and the newly proposed Waterview North Metropolitan District. It is not feasible, however, for the property to be included into any of the metropolitan districts. Although the District is overlapped by Widefield Water and Sanitation District and the Widefield Water and Sanitation District will own, operate and maintain the water and sewer Public Improvements financed by the District, it is not willing to independently undertake the design, finance and construction of the those necessary Public Improvements to provide sanitation and water service to residents of the District. Based on the foregoing, the District continues to be necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

Due to the location of the Project and the lack of existing utilities to service this District, there are significant offsite costs to develop this master planned community. A nearly two-mile-long sanitary sewer mainline was required to be installed, a booster station, and two separate 12" water mains that are each approximately 1-mile long are required to be installed to provide water to the Project.

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 District reasonable access to public tax-exempt financing for reasonable costs associated with the generally identified Public Improvements and to allow the District 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 or other districts. Also, the District intends to provide trash

removal services by contracting with a residential trash removal contractor, covenant enforcement and maintenance of common facilities.

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, to the extent not conveyed to the County or other appropriate jurisdiction, 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, to the extent not conveyed to the County or other appropriate jurisdiction, 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.

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.

The District will own and maintain approximately 30-acres of parks and open spaces within the community. Trails at Aspen Ridge Filing # 1 has approximately 12.3-acres of open space that include a small park with playground equipment, shade structure, and benches. Trails at Aspen Ridge Filing # 2 has approximately 2.4-acres of open space which is made of up a 1.3-acre passive park (Tract A) including a pavilion, benches, picnic tables, sod field, and a fenced dog park ; and another .4-acre park (Tract B) that includes benches and seat wall along a manicured field. Trails at Aspen Ridge Filings # 3 through #7 will provide approximately 15.4-acres of open space with the main attraction of the community which is an approximately 3-acre community park with 2 pavilions, age-targeted playgrounds (2-5 years & 5 – 12 years) along with a zipline, OmniSpin, fossil dig area, swings and bike track.

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.

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, however, the District will not provide solid waste disposal services. For typical residential trash removal services, the District expects to contract with a trash removal service provider.

E. Other Powers.

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

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

F. Other Statutory Powers.

The District may exercise such powers as are expressly or impliedly granted by Colorado law, if not otherwise limited by the Service Plan or its conditions of approval. The District shall not exercise the statutory authority granted in Section 18-12-214, C.R.S., 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. **Excluded Area.** This is the 143-acres just north and south of Bradley Road that were removed from the District per the Order for Exclusion recorded on June 28, 2021 under reception number 221124732. This is labeled as E1, E2 and E3 on Exhibit A.3.

3. **Exclusion Areas.** These areas represent the potential exclusion of property consisting of approximately 86.4-acres of land west of Powers Road labeled as F1 on Exhibit A.3, and the 43-acres of public right-of-way along Bradley Road and Powers Boulevard labeled as F2 on the map set forth in Exhibit A.3.

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

5. **Analysis of Alternatives.** As stated above in Section III.B, neither the County nor any other public entity, is available or willing to provide the Public Improvements required by the District and the Project. 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. The District anticipates it will undertake the financing, construction, acquisition and provision of the Public Improvements contemplated herein.

6. **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 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 \$73,392,847. As of the date of this Service Plan, the District has not previously issued any Debt.

C. Maximum Mill Levies.

1. **Maximum Debt Service Mill Levy.** The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Legislative 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 Legislative Adjustment.

3. **Maximum Special Purpose Mill Levy Cap.** The Maximum Special Purpose Mill Levy is five (5) Mills, subject to Legislative Adjustment for the purpose of providing covenant enforcement and/or operation and maintenance of District facilities. As reflected on Exhibit D.1., the projected revenue produced by the Maximum Operational Mill Levy is not sufficient to pay for covenant enforcement and operation and maintenance of District facilities. Therefore, the Special Purpose Mill Levy is needed to help pay for the anticipated costs associated with the provision of such special services.

4. **Maximum Combined Mill Levy.** The Maximum Combined Mill Levy is sixty-five (65) Mills, subject to Legislative 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	7.755
El Paso County Road and Bridge	0.330
Widefield School District No. 3	56.164
Security Fire Protection District	10.002
Southeastern Colorado Water Conservancy	0.942
Waterview II Metropolitan District	40.000
El Paso County Public Improvement District No.2	10.000
	TOTAL: 125.193

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

B. Neighboring Jurisdictions.

The following additional taxing and or service providing entities include territory within three (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.

LEGEND

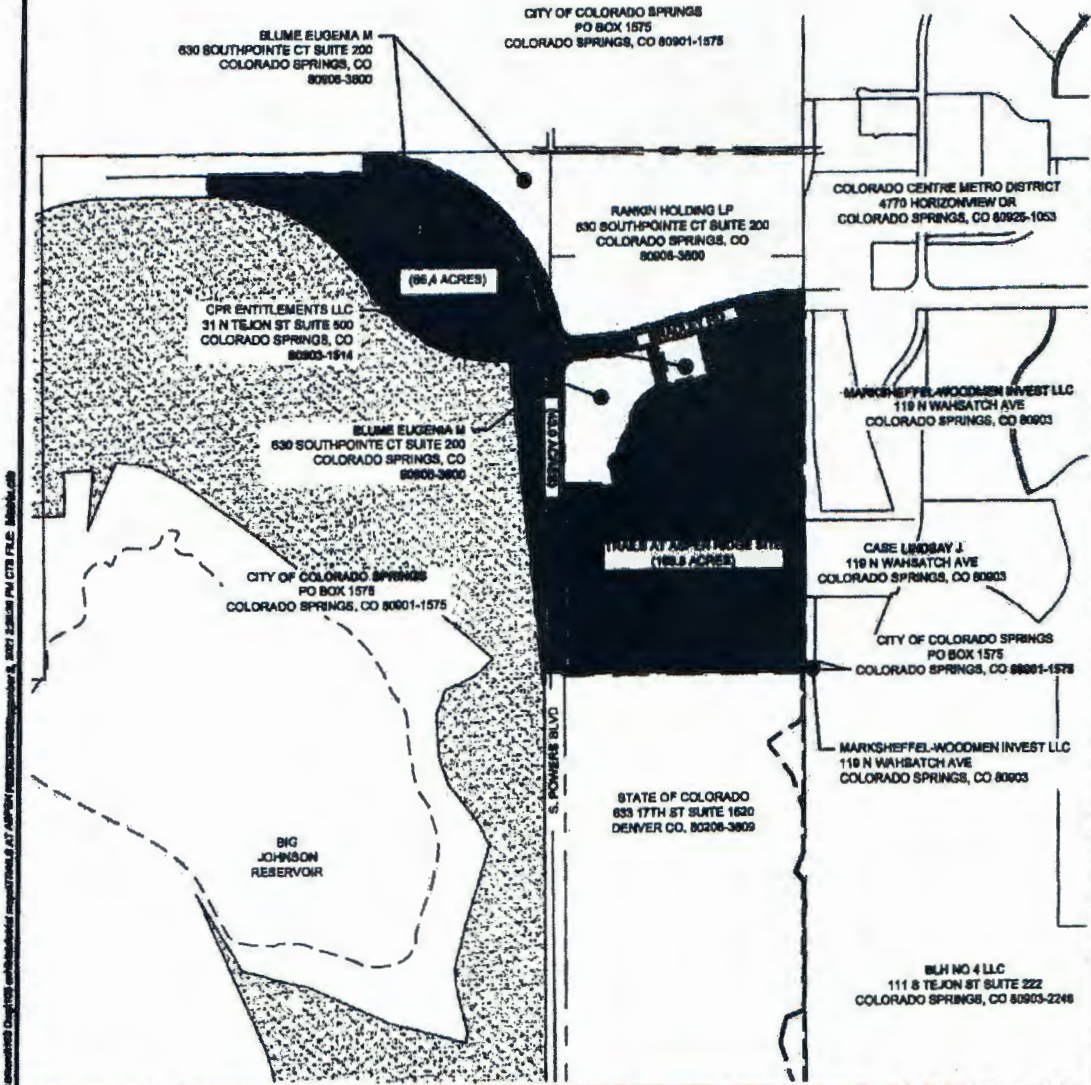
 SITE DISTRICT BOUNDARY (298.2 AC)



GRAPHIC SCALE



(IN FEET)
 1 inch = 1500'







PREPARED BY:



**WATERVIEW II METROPOLITAN DISTRICT
 BOUNDARY AREA MAP**

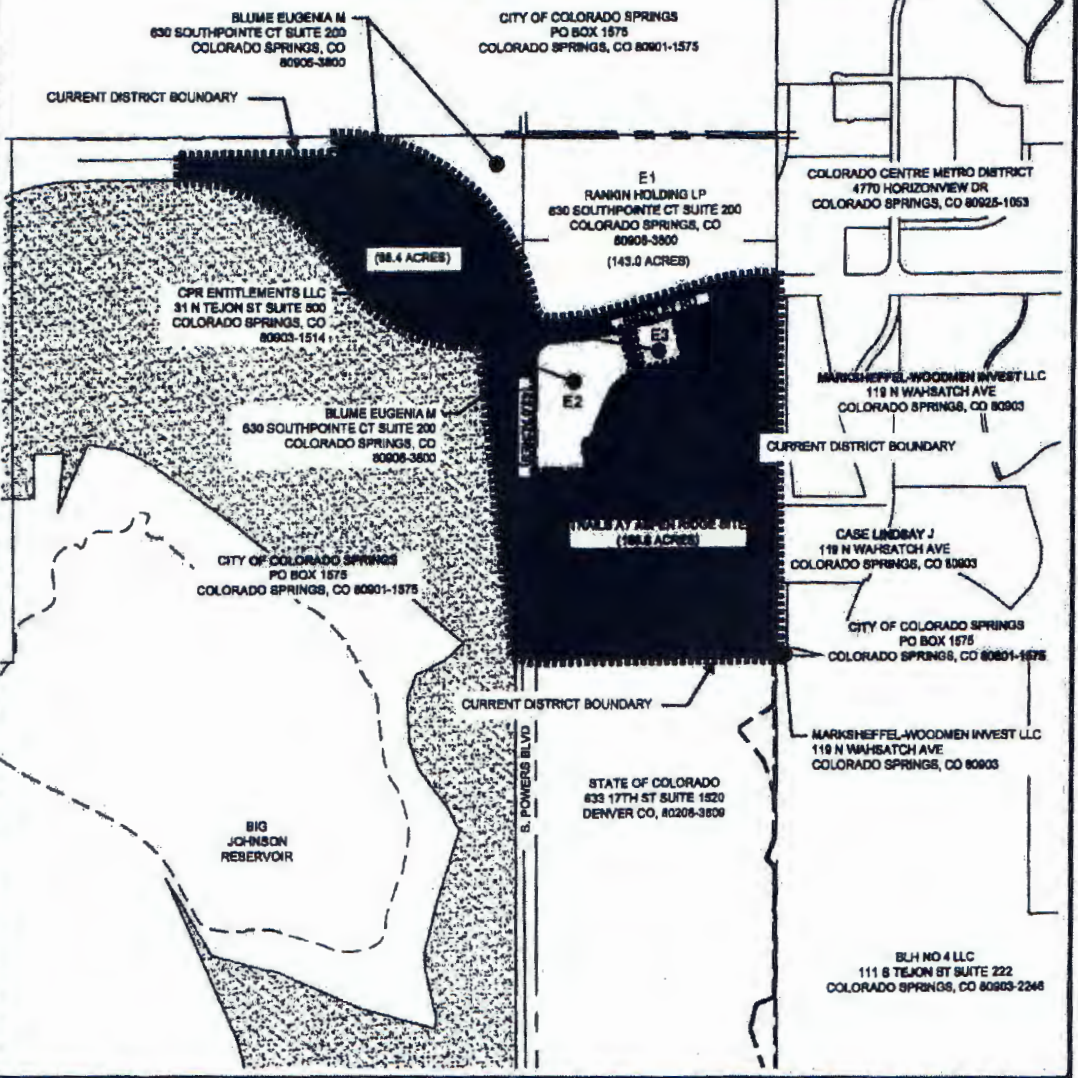
DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021	DRAWING No.
DRAWN BY:	LCB	HORIZ. 1" = 1500'	SHEET	10 OF 11	EXHA.2
CHECKED BY:	NMS	VERT. N/A			

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 (88.4 AC)
	PREVIOUSLY EXCLUDED AREA JUNE 21, 2021 (143.0 AC)
	ROW EXCLUSION AREA (43.0 AC)




TOTAL SITE + EXCLUSION AREAS = (441.2 AC)



FILE NAME: C:\projects\water\water\dwg\2021\20210811\20210811.dwg USER: NMS DATE: 8/24/21 TIME: 10:28:00 AM PLOT FILE: Matrix.dwg

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT EXCLUSION AREA MAP

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	BEP 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 1/4" ALUM. CAP LS 17664), TO THE SOUTH 1/4 CORNER OF SAID SECTION 9 (A 3" BY 30" ALUM. MONUMENT LS 10377).

PREPARED BY:
RAYMOND JOSEPH PECHER PLS 24964
FOR AND ON BEHALF OF:
URS CORPORATION
9960 FEDERAL DRIVE, SUITE 300
COLORADO SPRINGS, COLORADO 80921
(719) 531-0001 FEBRUARY 21, 2005 ; \\S031mlfile1\6742381\ADMIN\LEGALSIEYEBROW-PARCEL.doc

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



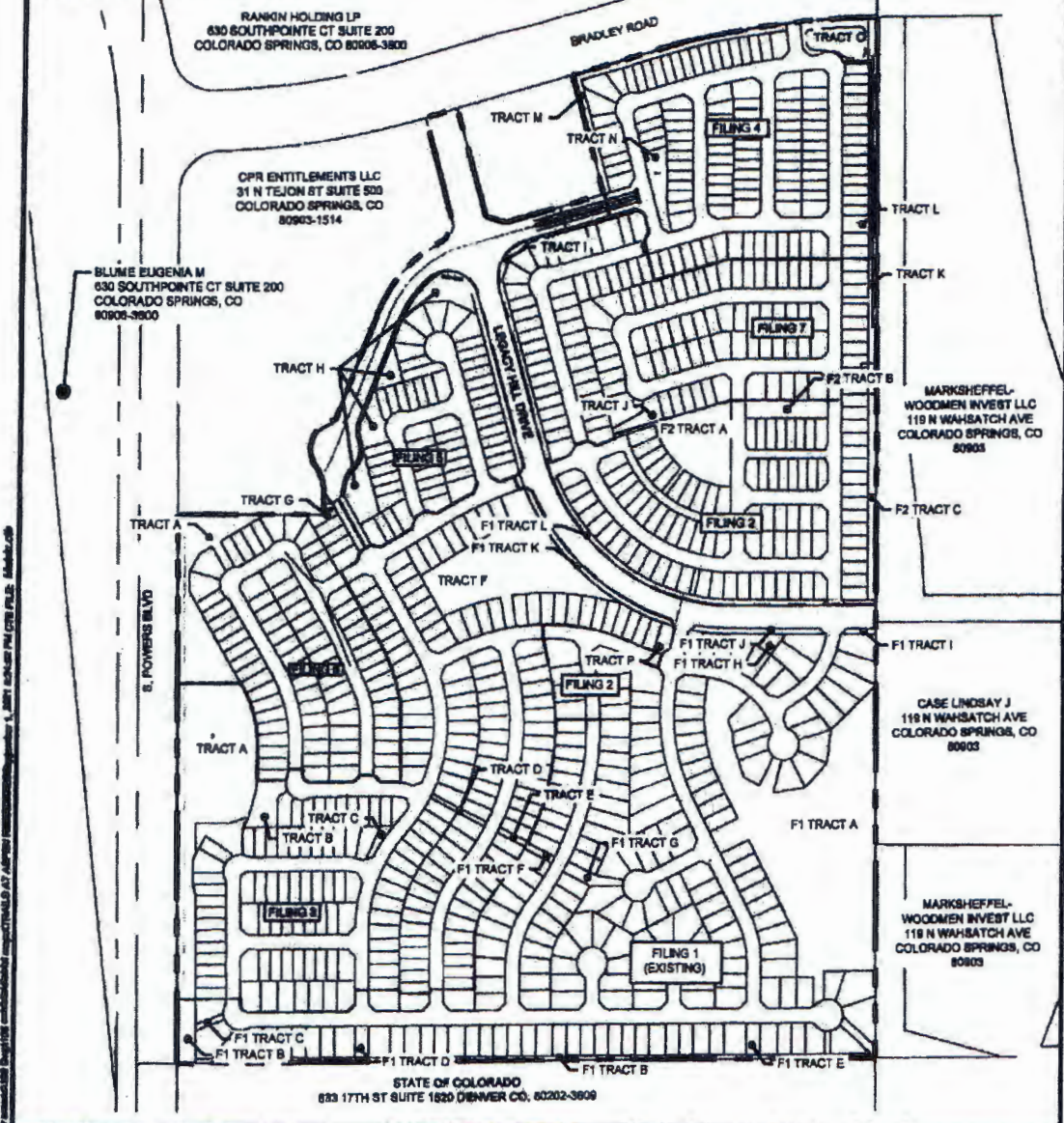
EXHIBIT B

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.

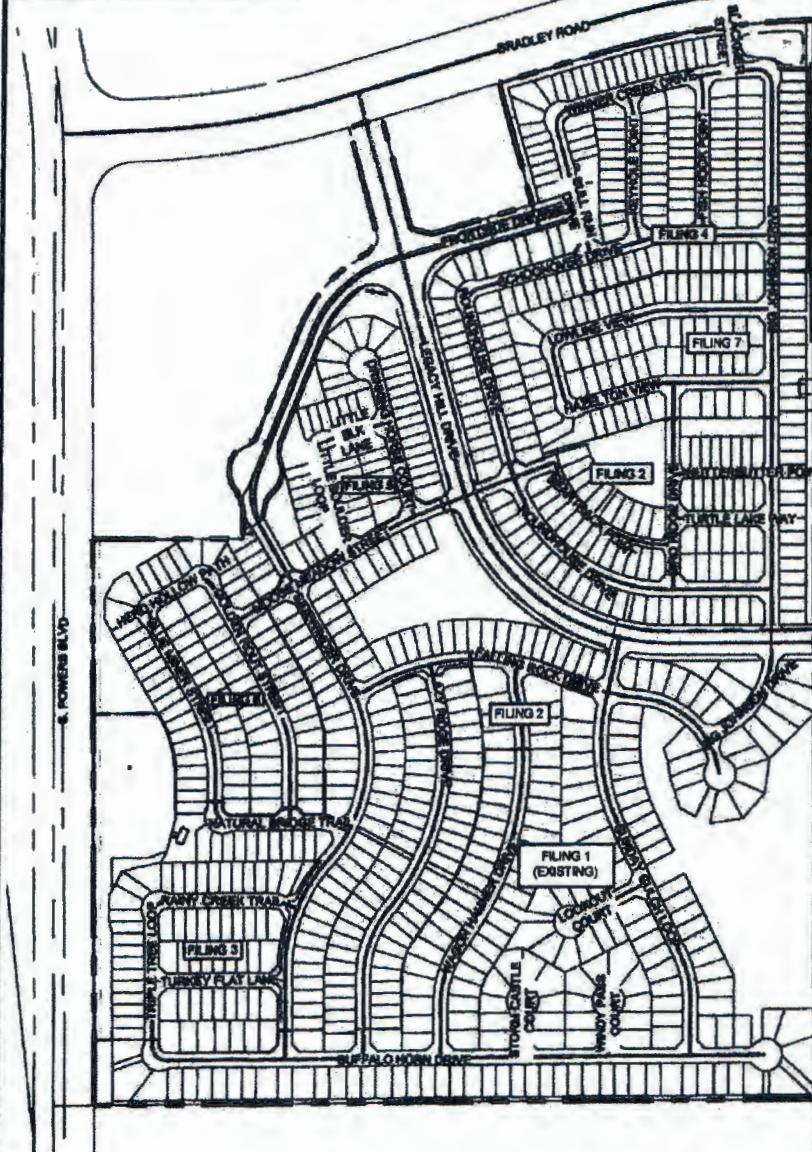


PREPARED BY:
 **Matrix**

**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		

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	
	URBAN LOCAL RESIDENTIAL
	URBAN NON-RESIDENTIAL COLLECTOR
	MINOR ARTERIAL

PREPARED BY:

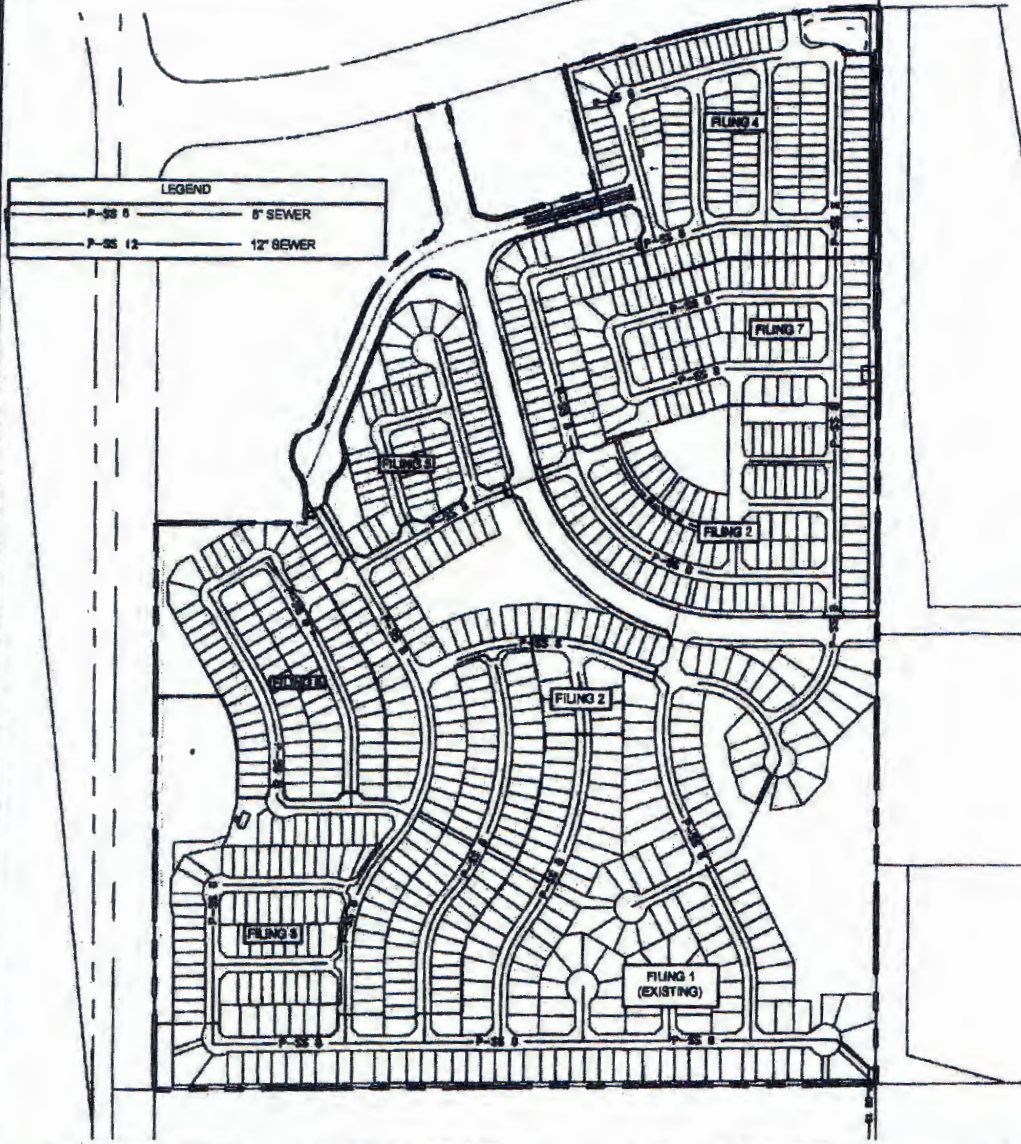


WATERVIEW II METROPOLITAN DISTRICT ROADWAY EXHIBIT

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

FILE NAME: c:\projects\matrix\matrix.dwg DATE PLOTTED: 9/15/21 10:00 AM PLOTTER: HP DesignJet 5000

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.



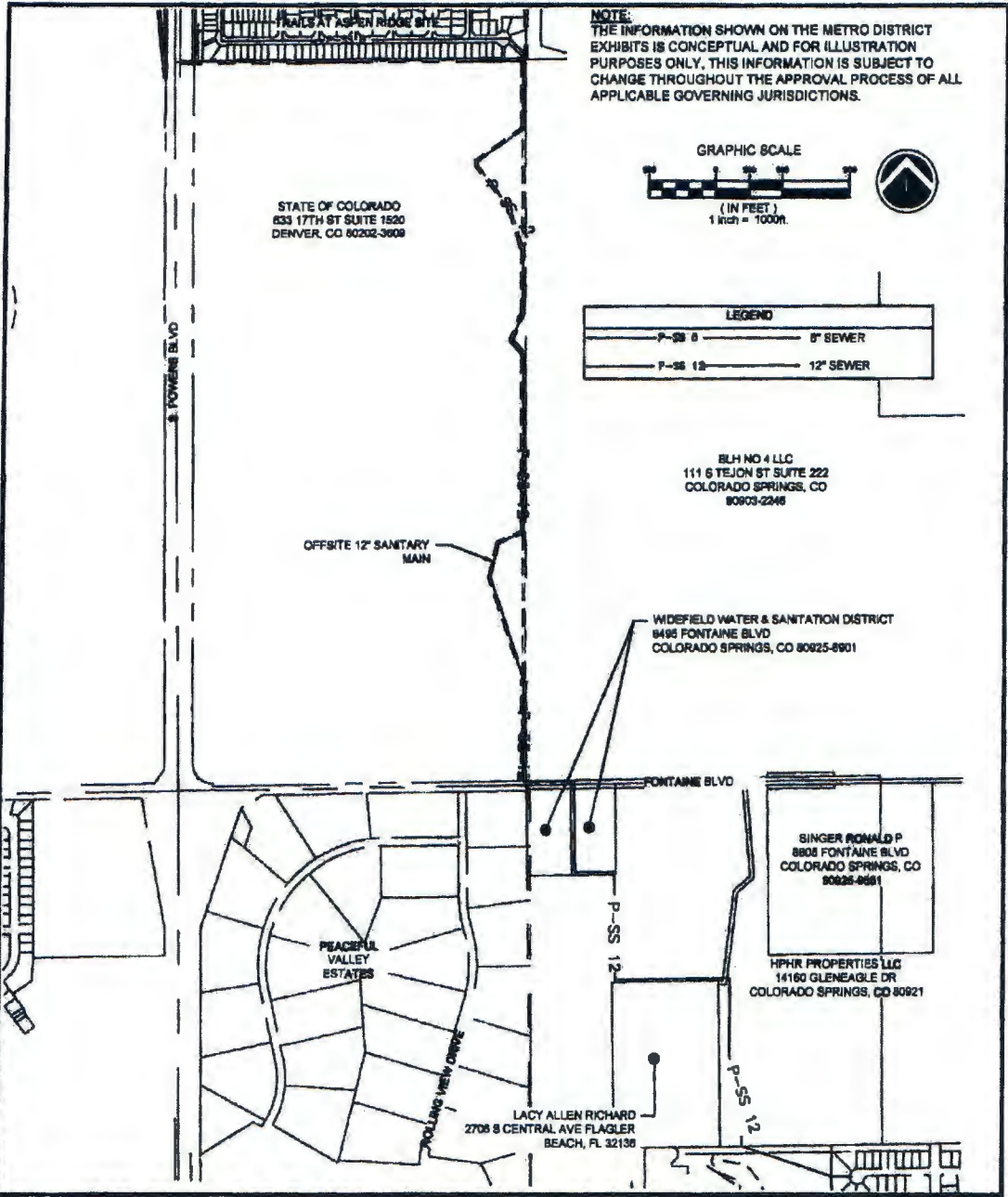
PREPARED BY: MATRIX ENGINEERING & ARCHITECTURE, INC. 10800 N. CENTRAL EXP. STE. 1000 DENVER, CO 80231

PREPARED BY:



**WATERVIEW II METROPOLITAN DISTRICT
 ONSITE SANITARY SEWER EXHIBIT**

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



FILE NAME: C:\WORKING\100\1001\1001.dwg; DATE: 09/15/2021 10:55:19 PM; USER: NMS

PREPARED BY:

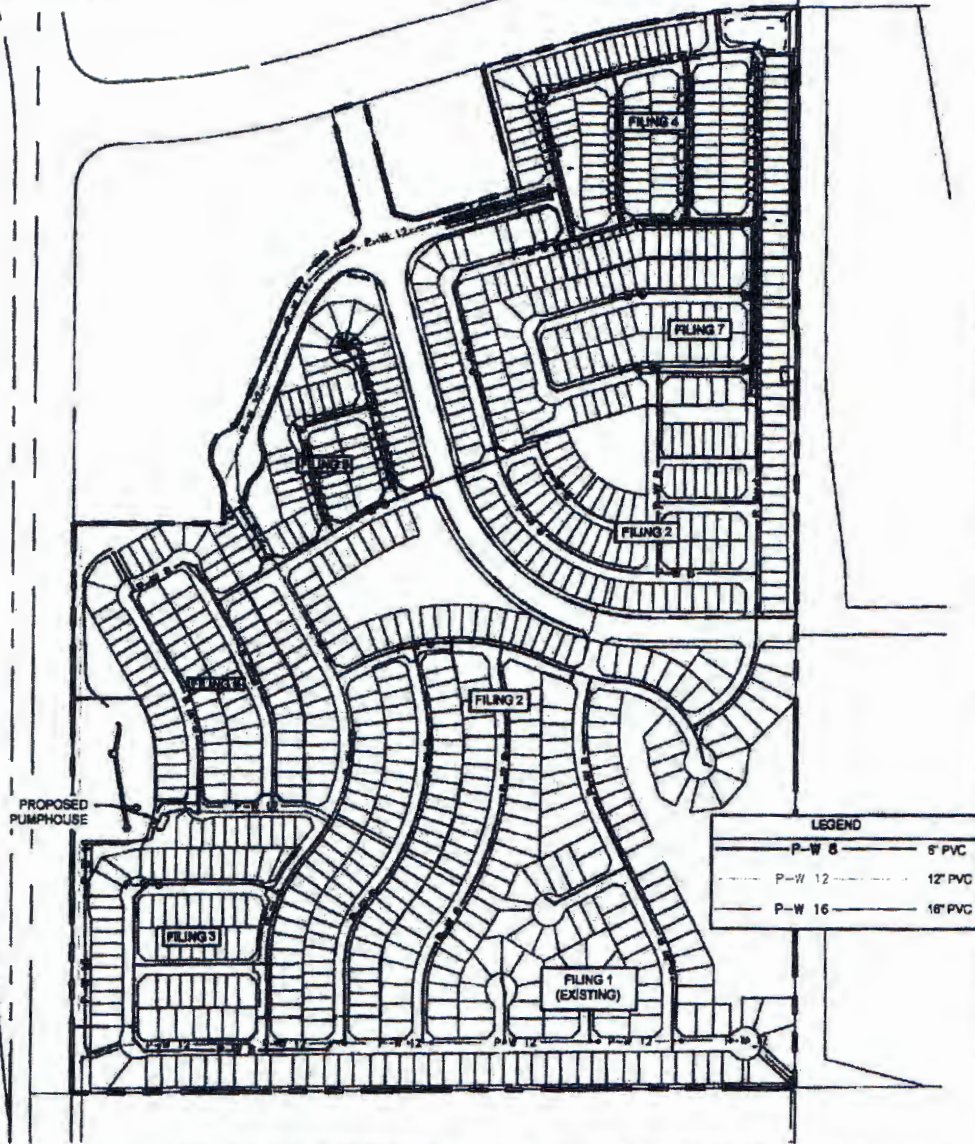
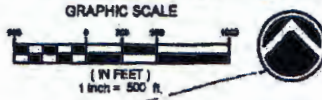


WATERVIEW II METROPOLITAN DISTRICT OFFSITE SANITARY SEWER EXHIBIT

DESIGNED BY:	NMS	SCALE	DATE ISSUED:	SEP 2021
DRAWN BY:	LCS	HORIZ. 1" = 1000'	SHEET	5 OF 11
CHECKED BY:	NMS	VERT. N/A		

DRAWING No.
EXH05

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-W 5 —	5" PVC
- - - P-W 12 - - -	12" PVC
- - - P-W 16 - - -	16" PVC

PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT ONSITE WATERLINE EXHIBIT

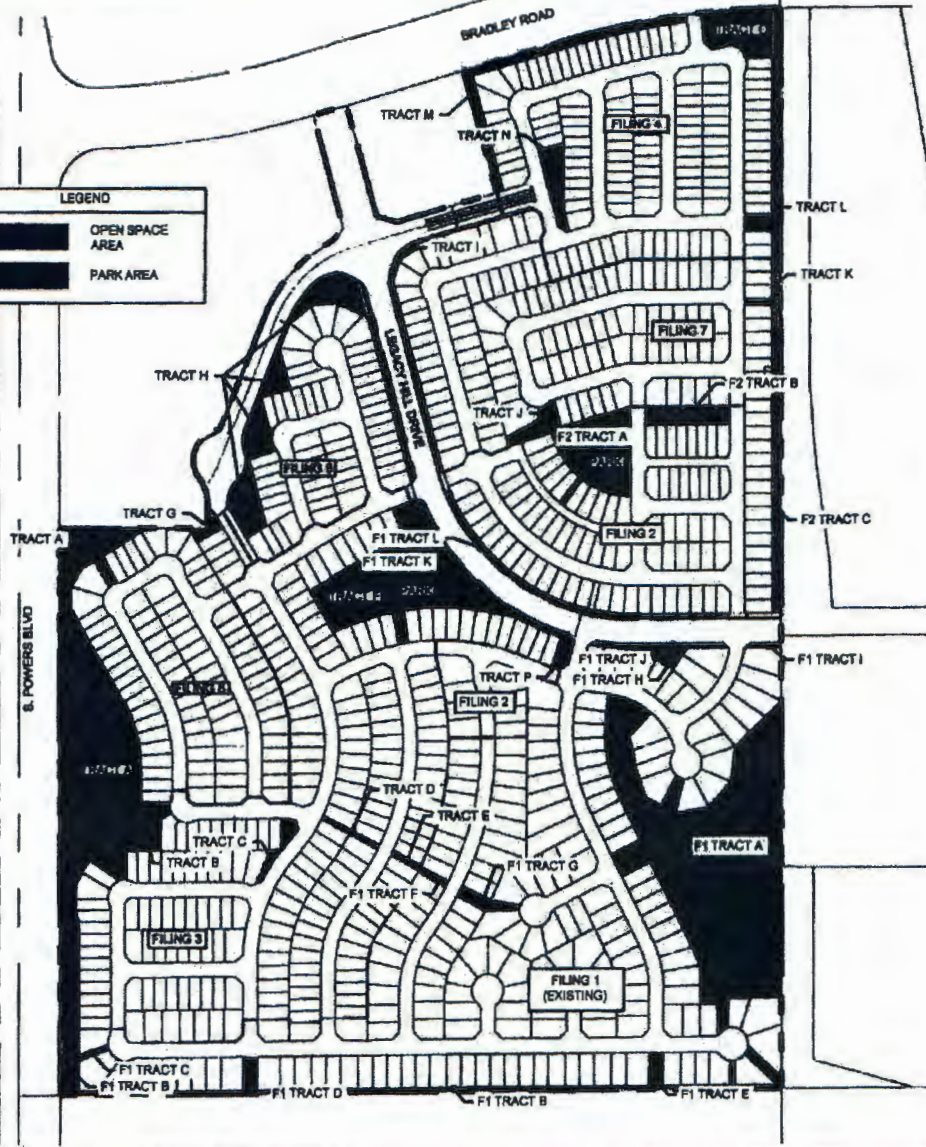
DESIGNED BY: NMS	SCALE	DATE ISSUED: SEP 2021	DRAWING No.
DRAWN BY: LCB	HORIZ. 1" = 500'	SHEET 6 OF 11	EXH06
CHECKED BY: NMS	VERT. N/A		

FILE NAME: c:\s\11000\11000.dwg DATE: 09/15/21 10:58:11 AM USER: nms

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



PREPARED BY:



WATERVIEW II METROPOLITAN DISTRICT LANDSCAPE EXHIBIT

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

ESTIMATED INFRASTRUCTURE CAPITAL COSTS

EXHIBIT C

Matrix

Excellence by Design

Waterworld Metropolitan District
Opinion of Probable Construction Costs

February 12, 2021

Section 1 Earthwork					
Item	Description	Quantity	Unit	Unit Price	Total Price
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 Streets and Sidewalks					
Item	Description	Quantity	Unit	Unit Price	Total Price
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	105	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					
Item	Description	Quantity	Unit	Unit Price	Total Price
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					
Item	Description	Quantity	Unit	Unit Price	Total Price
4.1	8" PVC Main (Including valves and fittings)	31,426	LF	\$ 85.00	\$2,702,637.72
4.2	12" PVC Main (Including valves and fittings)	2,400	LF	\$ 137.50	\$330,050.86
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

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
5.16	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						\$4,235,494.17

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

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

<p>1 Since ENGINEER has no control over the costs of labor, materials, equipment, services provided by others, or over the Contractor's method of determining pricing, or over the competitive bidding or market conditions, the opinion of probable cost provided herein is 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.</p>
<p>2 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.</p>
<p>3 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.</p>
<p>4 This cost option does not include estimates for land acquisition, development or construction permitting, environmental remediation or special handling of materials other than identified within the cost option line items.</p>
<p>5 Cost Option 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.</p>

General Notes:

D-1

83

FINANCIAL PLAN SUMMARY

EXHIBIT D



October 13, 2021

Waterview II Metropolitan District
Attention: Sean Allen, Esq.
White Bear Ankele Tanaka & Waldron Professional Corporation
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

RE: Waterview II Metropolitan District Service Plan Amendment

We have analyzed the bonding capacity for the proposed Waterview II Metropolitan District (the "District"). The analysis presented summarizes and presents information provided on behalf of View Homes, Inc. (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 2021 market values.

1. The residential development is anticipated to be comprised of 861 single-family homes projected to be completed between 2021 through 2026. Estimated home prices range from \$375,000 to \$425,000 per unit with an overall average of approximately \$393,000 per unit. Home prices are estimated to appreciate at 2% per year.
2. There is no commercial product included in the current forecast of district revenues.

Bond Assumptions

1. The residential debt service mill levy target is 50 mills beginning in tax collection year 2022.
2. The District is modeled to issue senior and subordinate bonds in December 2021. The senior bonds (Series 2021A) are estimated to have a par of \$24,480,000 and an interest rate of 4.25%. At issuance, it is projected that the District will fund \$250,000 in costs of issuance, \$2,601,000 in capitalized interest, and \$2,034,475 in a debt service reserve from bond proceeds which constitutes 8.3% of the total 2021 senior bond amount. The Underwriter's discount is modeled as 2% of par for senior bonds. The remaining \$19,104,925 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

The subordinate cash flow bonds (Series 2021B) are estimated to have a par of \$2,310,000 and carry an interest rate of 7.5%. The Underwriter's discount is modeled as 3% of par for subordinate bonds. The remaining \$2,240,700 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

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

- a. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.

- b. It is projected that 98.5% of property taxes levied will be collected and available to the District.
- c. It is projected that there will be a 6% biennial inflation rate on existing assessed valuation.
- d. Total senior bond par amount is sized to 1.2x debt service coverage, with subordinate bonds sized at 1.0x debt service coverage on revenues left after payment of senior principal and interest.

Refinance Assumptions

1. The District is modeled to issue senior and subordinate refunding bonds in December 2028. The senior bonds (Series 2028A) are estimated to have a par of \$30,490,000, funds on hand of \$2,418,000, remaining debt service reserve from the Series 2021 bonds of \$2,034,475, and an interest rate of 4.0% for the senior bonds. At issuance, it is projected that the District will fund \$28,365,245 to refund the Series 2021 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 \$6,224,780 is projected to be deposited to the District's project fund to reimburse the Developer for additional eligible expenses.

The subordinate cash flow bonds (Series 2028B) are estimated to have a par of \$2,757,000 and carry an interest rate of 6.5%. The Underwriter's discount is estimated at 3% of par for the subordinate bonds. The remaining \$2,674,290 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

- a. Annual Specific Ownership Tax revenues are modeled at 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 6% biennial inflation rate on existing assessed valuation.
- d. It is projected that the senior bonds will be issued with an investment grade rating.
- e. Total senior bond par amount is sized to 1.2x debt service coverage, with subordinate bonds sized at 1.0x debt service coverage on revenues left after payment of senior principal and interest.

Estimate of Revenue Projections for first 10 years

The debt service mill levy (50.000 mills) collection revenues over the first 10 years total \$9,338,716 plus an additional \$560,323 in specific ownership taxes associated with the debt levy, plus for a total of \$9,899,039.

The operations mill levy (10.000 mills) and special purpose mill levy (5.000 mills) collection revenues total \$2,801,613 plus an additional \$168,095 in specific ownership taxes associated with the operations and special purpose levy for a total of \$2,969,708.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Waterview II Metropolitan District, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in

the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

Risks Associated with the Bond Financing

Risks to Tax Payers:

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

The primary risk to tax payers is that the Districts issue bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time. All risks are mitigated by the inclusion of a debt service mill levy imposition term of, generally, 40 years from the date of original imposition on residential property, and a corresponding termination date on debt instruments issued by the District.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

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

Disclosures

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

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

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

Respectfully submitted,

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



Laci Knowles

Managing Director, Public Finance

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	12/1/2056	12/15/2051	
Sources of Funds					
Par Amount	24,480,000	2,310,000	30,480,000	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	\$19,104,928	\$2,246,760	\$6,224,780	\$2,674,290	\$30,244,898
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	2,801,000	0	0	0	2,801,000
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					
Current Assumption	7.16%				
Debt Service Mills					
Target Mill Levy	50.000				
Specific Ownership Taxes	6.00%				
County Treasurer Fee	1.50%				
Facility Fees					
SFD	\$2,500 / unit				
Operations					
Operations Mill Levy	10.000				
Total Mill Levy	60.000				

**WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary**



68

Statutory Actual Value (2021)	Residential							
	Filing 1 - 80' lots (40' product)	Filing 1 - 60' lots (50' product)	Filing 2 - 30' side-loaded lots	Filing 2 - 40' lots (30' product)	Filing 2 - 50' lots (40' product)	Filing 2 - 60' lots (50' product)	Filing 3 - 40' lots (30' product)	Filing 3 - 40' lots (30' 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
2024	-	-	-	-	-	-	48	48
2025	-	-	-	-	-	-	18	19
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

8/30/2021

Draft: For discussion purposes only

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Development Summary



96

Statutory Actual Value (2021)	Residential									Total Residential
	Filing 3 - 60' lots (40' product)	Filing 4 - 30' lot (20' product)	Filing 4 - 40' lots (30' product)	Filing 4 - 40' lots (30' product)	Filing 5 - 40' lots (30' product)	Filing 5 - 40' lots (30' product)	Filing 5 - 30' lot (20' product)	Filing 5 - 40' lot (30' product)	Filing 6 - 40' lot (30' product)	
	\$410,000	\$376,000	\$385,000	\$385,000	\$395,000	\$385,000	\$375,000	\$385,000	\$395,000	
2020	-	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-	48
2022	-	-	-	-	-	-	-	-	-	101
2023	7	-	-	-	-	-	42	15	2	253
2024	-	-	-	-	40	40	65	-	-	241
2025	-	24	38	36	23	21	-	-	-	177
2026	-	30	8	3	-	-	-	-	-	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	\$20,280,000	\$16,940,000	\$15,408,000	\$24,885,000	\$23,485,000	\$40,125,000	\$5,775,000	\$790,000	\$338,160,000

8/30/2021

Draft: For discussion purposes only

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



	Vacant Land		Residential				Total
	Cumulative Statutory Assessed Value ¹	Assessed Value In Collection Year (2-year lag) 23.0%	Total Residential Units	Statute Reassessment 3.0%	Cumulative Statutory Assessed Value	Assessed Value In Collection Year (2-year lag) 7.16%	Assessed Value In Collection Year (2-year lag)
2019	0		0		0		
2020	1,988,000		0	0	0		
2021	4,105,600	0	48		19,890,000	0	0
2022	10,000,000	576,810	101	1,193,400	62,999,500	0	576,810
2023	9,301,600	1,190,965	263		188,989,500	1,422,135	2,612,730
2024	8,868,500	2,900,000	241	10,019,970	276,727,732	4,501,604	7,401,604
2025	1,561,900	2,697,436	177		350,074,565	11,940,464	14,637,898
2026	0	1,991,865	41	21,004,475	388,208,674	19,714,533	21,708,998
2027	0	449,935	0		388,208,674	25,030,333	25,480,288
2028	0	0	0	23,292,832	411,501,406	27,756,934	27,756,934
2029	0	0	0		411,501,406	27,756,934	27,756,934
2030	0	0	0	24,680,064	436,191,491	28,422,351	28,422,351
2031	0	0	0		436,191,491	28,422,351	28,422,351
2032	0	0	0	26,171,469	462,362,960	31,187,892	31,187,892
2033	0	0	0		462,362,960	31,187,892	31,187,892
2034	0	0	0	27,741,779	490,104,739	33,068,953	33,068,953
2035	0	0	0		490,104,739	33,068,953	33,068,953
2036	0	0	0	29,406,298	519,511,044	35,042,490	35,042,490
2037	0	0	0		519,511,044	35,042,490	35,042,490
2038	0	0	0	31,170,863	550,681,707	37,145,040	37,145,040
2039	0	0	0		550,681,707	37,145,040	37,145,040
2040	0	0	0	33,040,902	583,722,609	39,373,742	39,373,742
2041	0	0	0		583,722,609	39,373,742	39,373,742
2042	0	0	0	35,023,357	618,745,966	41,736,167	41,736,167
2043	0	0	0		618,745,966	41,736,167	41,736,167
2044	0	0	0	37,124,758	655,870,724	44,240,337	44,240,337
2045	0	0	0		655,870,724	44,240,337	44,240,337
2046	0	0	0	39,352,243	695,222,967	46,894,757	46,894,757
2047	0	0	0		695,222,967	46,894,757	46,894,757
2048	0	0	0	41,713,378	736,936,345	49,708,442	49,708,442
2049	0	0	0		736,936,345	49,708,442	49,708,442
2050	0	0	0	44,218,181	781,152,526	52,690,949	52,690,949
2051	0	0	0		781,152,526	52,690,949	52,690,949
2052	0	0	0	46,869,182	828,021,678	55,852,406	55,852,406
2053	0	0	0		828,021,678	55,852,406	55,852,406
2054	0	0	0	49,681,301	877,702,978	59,203,550	59,203,550
2055	0	0	0		877,702,978	59,203,550	59,203,550
2056	0	0	0	52,682,179	930,385,157	62,755,783	62,755,783
2057	0	0	0		930,385,157	62,755,783	62,755,783
2058	0	0	0	55,821,809	988,187,067	66,521,109	66,521,109
Total			861	630,196,036			

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



92

	District Mill Levy Revenue			Fee Revenue	Expenses		Total	
	Assessed Value	Debt Mill Levy	Debt Mill Levy	SFD	County Treasurer	Annual Trustee	Revenue Available	
	In Collection Year		Collections	Facility Fees	Fee	Fee	for Debt Service	
	(2-year lag)	50.898 Cap	6.00%	\$2,380 / unit	1.80%	\$7,000		
	50.808 Target							
2019								
2020								
2021	0	0,000	0	0	120,000	0	(7,000)	113,000
2022	576,810	50,000	28,841	1,730	252,500	(458)	(7,000)	275,812
2023	2,612,730	50,000	130,837	7,838	832,500	(2,077)	(7,000)	791,899
2024	7,401,604	50,000	370,080	22,205	802,500	(5,884)	(7,000)	861,801
2025	14,637,898	50,000	731,865	43,914	442,500	(11,637)	(7,000)	1,199,872
2026	21,706,398	50,000	1,086,320	65,119	102,500	(17,257)	(7,000)	1,226,682
2027	26,480,288	50,000	1,274,013	76,441	0	(20,257)	(7,000)	1,323,197
2028	27,756,834	50,000	1,387,847	83,271	0	(22,067)	(7,000)	1,442,051
2029	27,756,834	50,000	1,387,847	83,271	0	(22,067)	(7,000)	1,442,051
2030	29,422,361	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,628,984
2031	29,422,361	50,000	1,471,118	88,267	0	(23,391)	(7,000)	1,628,984
2032	31,187,892	50,000	1,559,386	93,563	0	(24,794)	(7,000)	1,621,153
2033	31,187,892	50,000	1,559,386	93,563	0	(24,794)	(7,000)	1,621,153
2034	33,058,953	50,000	1,652,848	99,177	0	(26,282)	(7,000)	1,718,843
2035	33,058,953	50,000	1,652,848	99,177	0	(26,282)	(7,000)	1,718,843
2036	35,042,490	50,000	1,752,125	105,127	0	(27,858)	(7,000)	1,822,383
2037	35,042,490	50,000	1,752,125	105,127	0	(27,858)	(7,000)	1,822,383
2038	37,148,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2039	37,148,040	50,000	1,857,252	111,435	0	(29,530)	(7,000)	1,932,157
2040	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,046,508
2041	39,373,742	50,000	1,968,687	118,121	0	(31,302)	(7,000)	2,046,508
2042	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2043	41,736,167	50,000	2,086,808	125,208	0	(33,180)	(7,000)	2,171,837
2044	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2045	44,240,337	50,000	2,212,017	132,721	0	(35,171)	(7,000)	2,302,567
2046	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2047	46,894,757	50,000	2,344,738	140,684	0	(37,281)	(7,000)	2,441,141
2048	49,708,442	50,000	2,485,422	149,125	0	(39,518)	(7,000)	2,588,029
2049	49,708,442	50,000	2,485,422	149,125	0	(39,518)	(7,000)	2,588,029
2050	52,690,949	50,000	2,634,547	158,073	0	(41,888)	(7,000)	2,743,731
2051	52,690,949	50,000	2,634,547	158,073	0	(41,888)	(7,000)	2,743,731
2052	55,852,406	50,000	2,792,820	167,557	0	(44,403)	(7,000)	2,908,775
2053	55,852,406	50,000	2,792,820	167,557	0	(44,403)	(7,000)	2,908,775
2054	59,203,560	50,000	2,960,177	177,611	0	(47,087)	(7,000)	3,083,721
2055	59,203,560	50,000	2,960,177	177,611	0	(47,087)	(7,000)	3,083,721
2056	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,166
2057	62,755,763	50,000	3,137,788	188,267	0	(49,891)	(7,000)	3,269,166
2058	66,521,109	50,000	3,326,055	199,563	0	(52,884)	(7,000)	3,465,734
Total			71,663,798	4,293,228	2,162,500	(1,137,703)	(298,000)	76,895,820

8000021

Draft: For discussion purposes only

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

D A DAVIDSON 

83

	Total	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2021A	Series 2022A			Annual Surplus	Cumulative Balance \$3,048,000 Plus	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/21 Pay: \$34,400,000 Proj: \$16,104,000	Dated: 12/1/22 Pay: \$34,400,000 Proj: \$6,324,700 Esc: \$28,075,300							
2019										
2020										
2021	113,000	0		0		113,000	113,000	0	n/a	n/a
2022	275,612	0		0		275,612	388,612	0	0%	n/a
2023	761,898	0		0		761,898	1,150,510	0	937%	n/a
2024	981,901	520,200		520,200		461,701	1,612,211	0	331%	185%
2025	1,199,672	1,040,400		1,040,400		159,272	1,771,482	0	167%	115%
2026	1,226,682	1,040,400		1,040,400		188,282	1,959,766	0	113%	118%
2027	1,323,197	1,100,400		1,100,400		222,797	2,182,562	0	96%	120%
2028	1,442,051		0	1,197,850	\$2,418,000	(2,173,799)	8,763	0	86%	120%
2029	1,442,051	[Ref'd by Ser. '28]	1,219,600	1,219,600		222,451	231,214	0	197%	118%
2030	1,528,994		1,269,800	1,269,800		259,394	490,607	0	104%	120%
2031	1,528,994		1,267,800	1,267,800		261,394	752,001	0	103%	121%
2032	1,621,153		1,345,600	1,345,600		275,553	1,027,556	0	97%	120%
2033	1,621,153		1,345,400	1,345,400		275,753	1,303,308	0	97%	120%
2034	1,718,843		1,430,000	1,430,000		288,843	1,592,151	0	91%	120%
2035	1,719,843		1,428,000	1,428,000		292,843	1,884,993	0	90%	121%
2036	1,822,393		1,516,800	1,516,800		306,593	2,190,587	0	85%	120%
2037	1,822,393		1,513,600	1,513,600		308,793	2,499,380	0	84%	120%
2038	1,932,157		1,606,000	1,606,000		327,157	2,826,537	0	78%	120%
2039	1,932,157		1,607,200	1,607,200		324,957	3,049,000	102,493	77%	120%
2040	2,048,506		1,703,800	1,703,800		344,906	3,049,000	344,906	71%	120%
2041	2,048,506		1,700,400	1,700,400		348,106	3,049,000	348,106	70%	120%
2042	2,171,837		1,806,400	1,806,400		365,437	3,049,000	365,437	64%	120%
2043	2,171,837		1,807,200	1,807,200		364,637	3,049,000	364,637	63%	120%
2044	2,302,567		1,911,800	1,911,800		390,767	3,049,000	380,767	57%	120%
2045	2,302,567		1,916,000	1,916,000		386,567	3,049,000	386,567	55%	120%
2046	2,441,141		2,028,800	2,028,800		412,541	3,049,000	412,541	50%	120%
2047	2,441,141		2,030,200	2,030,200		410,941	3,049,000	410,941	49%	120%
2048	2,586,029		2,150,000	2,150,000		436,029	3,049,000	436,029	43%	120%
2049	2,586,029		2,153,200	2,153,200		434,829	3,049,000	434,829	40%	120%
2050	2,743,731		2,276,200	2,279,200		464,531	3,049,000	464,531	36%	120%
2051	2,743,731		2,283,000	2,283,000		460,731	3,049,000	460,731	33%	120%
2052	2,908,775		2,418,200	2,419,200		489,575	3,049,000	489,575	28%	120%
2053	2,908,775		2,417,400	2,417,400		491,375	3,049,000	491,375	25%	120%
2054	3,083,721		2,582,800	2,582,800		520,921	3,049,000	520,921	20%	120%
2055	3,083,721		2,564,400	2,864,400		519,321	3,049,000	519,321	17%	120%
2056	3,269,185		2,717,900	2,717,800		551,585	3,049,000	551,585	12%	120%
2057	3,269,185		2,721,200	2,721,200		547,985	3,049,000	547,985	8%	120%
2058	3,465,734		2,880,800	2,880,800		584,934	0	3,633,934	4%	120%
Total	76,595,820	4,888,280	57,598,400	62,486,650	2,418,000	11,679,170		11,678,170		

34

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



	Revenue		Payments				Call Premium	Net Debt Service	Surplus	
	Revenue Available for Subordinate Debt Service	Refunding Proceeds	Interest Payments 7.00%	Accrued Interest Balance	Principal Payments	Principal Balance		Series 2021B		Rebond Revenue
								Dated: 12/1/21 Par: \$1,910,000 Prj: \$1,246,700		
2019										
2020										
2021	0		0	8,738	0	2,310,000	0	0		
2022	0		0	180,483	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	783,831	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	3,886,061		
2029	0							Refunded by '28		
2030	0									
2031	0									
2032	0									
2033	0									
2034	0									
2035	0									
2036	0									
2037	0									
2038	0									
2039	102,483									
2040	344,808									
2041	348,106									
2042	365,437									
2043	384,837									
2044	390,767									
2045	388,567									
2046	412,541									
2047	410,841									
2048	438,029									
2049	434,829									
2050	484,531									
2051	480,731									
2052	489,575									
2053	481,375									
2054	520,821									
2055	518,321									
2056	551,885									
2057	547,985									
2058	3,633,934									
Total	11,679,170	3,862,645	1,533,581		2,310,000	23,100	3,886,061	0		

8/26/2021

Draft For discussion purposes only

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



010

	Revenue		Payments			Net Debt Service		Surplus
	Revenue Available for Subordinate Debt Service	Interest Payments 8.00%	Accrued Interest Balance	Principal Payments	Principal Balance	Series 2000B		Released Revenue
						Debt:	Prop:	
2019								
2020								
2021								
2022								
2023								
2024								
2025								
2026								
2027								
2028	0	0	8,988	0	2,757,000	0	0	0
2029	0	0	186,827	0	2,757,000	0	0	0
2030	0	0	377,963	0	2,757,000	0	0	0
2031	0	0	561,735	0	2,757,000	0	0	0
2032	0	0	748,753	0	2,757,000	0	0	0
2033	0	0	1,029,877	0	2,757,000	0	0	0
2034	0	0	1,276,024	0	2,757,000	0	0	0
2035	0	0	1,536,171	0	2,757,000	0	0	0
2036	0	0	1,817,357	0	2,757,000	0	0	0
2037	0	0	2,114,880	0	2,757,000	0	0	0
2038	0	0	2,431,350	0	2,757,000	0	0	0
2039	102,483	102,483	2,888,000	0	2,757,000	102,483	0	0
2040	344,908	344,908	2,873,894	0	2,757,000	344,908	0	0
2041	348,108	348,108	2,878,583	0	2,757,000	348,108	0	0
2042	365,437	365,437	2,868,480	0	2,757,000	365,437	0	0
2043	364,837	364,837	2,854,348	0	2,757,000	364,837	0	0
2044	390,767	390,767	2,815,319	0	2,757,000	390,767	0	0
2045	388,567	388,567	2,877,983	0	2,757,000	388,567	0	0
2046	412,541	412,541	2,812,184	0	2,757,000	412,541	0	0
2047	410,941	410,941	2,443,740	0	2,757,000	410,941	0	0
2048	438,029	438,029	2,343,758	0	2,757,000	438,029	0	0
2049	434,829	434,829	2,240,479	0	2,757,000	434,829	0	0
2050	484,531	484,531	2,100,784	0	2,757,000	484,531	0	0
2051	480,731	480,731	1,959,809	0	2,757,000	480,731	0	0
2052	489,575	489,575	1,772,557	0	2,757,000	489,575	0	0
2053	491,375	491,375	1,575,614	0	2,757,000	491,375	0	0
2054	520,921	520,921	1,336,313	0	2,757,000	520,921	0	0
2055	519,321	519,321	1,083,057	0	2,757,000	519,321	0	0
2056	551,585	551,585	781,088	0	2,757,000	551,585	0	0
2057	547,985	547,985	463,108	0	2,757,000	547,985	0	0
2058	3,533,934	672,416	0	2,757,000	0	3,429,416	204,520	204,520
Total	11,678,170	8,717,651		2,757,000		11,474,861	204,520	204,520

8/30/2021

Draft: For discussion purposes only

WATERVIEW II METROPOLITAN DISTRICT (ASPEN VIEW HOMES)
Operations Projection

Year	Total Assessed Value in Collection Year (1-year Mill)	Operations Revenue						Total Personal Available for Operations	Total District Mills
		Operations Mill Levy (0.000 Target)	Special Purpose Mill Levy (0.000 Target)	Quit Mill Levy Collection 100%	Specific Community Taxes %	County Treasurer Fee 1.00%			
2019	576,810	10,000	5,000	8,652	519	(1,300)	9,054	60,000	
2020	2,612,730	10,000	5,000	39,191	2,261	(629)	40,919	60,000	
2021	7,401,604	10,000	5,000	111,024	6,061	(1,765)	115,620	60,000	
2022	14,637,699	10,000	5,000	219,868	13,174	(3,481)	229,281	60,000	
2023	21,708,398	10,000	5,000	325,698	19,536	(5,177)	339,555	60,000	
2024	25,480,289	10,000	5,000	382,204	22,532	(6,077)	399,059	60,000	
2025	27,756,804	10,000	5,000	418,354	24,981	(6,620)	436,715	60,000	
2026	28,422,261	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000	
2027	29,422,261	10,000	5,000	441,335	26,480	(7,017)	460,798	60,000	
2028	31,187,682	10,000	5,000	467,815	28,089	(7,430)	488,466	60,000	
2029	31,187,682	10,000	5,000	467,815	28,089	(7,430)	488,466	60,000	
2030	33,059,853	10,000	5,000	485,884	29,733	(7,869)	517,753	60,000	
2031	33,059,853	10,000	5,000	485,884	29,733	(7,869)	517,753	60,000	
2032	35,042,480	10,000	5,000	525,637	31,539	(8,398)	548,818	60,000	
2033	35,042,480	10,000	5,000	525,637	31,539	(8,398)	548,818	60,000	
2034	37,145,040	10,000	5,000	567,176	33,431	(8,969)	591,747	60,000	
2035	37,145,040	10,000	5,000	567,176	33,431	(8,969)	591,747	60,000	
2036	39,373,742	10,000	5,000	600,608	35,436	(9,561)	616,682	60,000	
2037	39,373,742	10,000	5,000	600,608	35,436	(9,561)	616,682	60,000	
2038	41,736,187	10,000	5,000	626,042	37,565	(9,964)	653,641	60,000	
2039	41,736,187	10,000	5,000	626,042	37,565	(9,964)	653,641	60,000	
2040	44,240,337	10,000	5,000	663,808	39,816	(10,561)	692,570	60,000	
2041	44,240,337	10,000	5,000	663,808	39,816	(10,561)	692,570	60,000	
2042	46,694,757	10,000	5,000	703,421	42,205	(11,194)	734,442	60,000	
2043	46,694,757	10,000	5,000	703,421	42,205	(11,194)	734,442	60,000	
2044	48,708,442	10,000	5,000	745,627	44,738	(11,869)	779,509	60,000	
2045	48,708,442	10,000	5,000	745,627	44,738	(11,869)	779,509	60,000	
2046	52,690,948	10,000	5,000	790,264	47,422	(12,587)	825,219	60,000	
2047	52,690,948	10,000	5,000	790,264	47,422	(12,587)	825,219	60,000	
2048	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000	
2049	55,852,406	10,000	5,000	837,786	50,267	(13,321)	874,732	60,000	
2050	59,203,650	10,000	5,000	888,053	53,283	(14,109)	927,216	60,000	
2051	59,203,650	10,000	5,000	888,053	53,283	(14,109)	927,216	60,000	
2052	62,755,753	10,000	5,000	941,238	56,480	(14,987)	982,246	60,000	
2053	62,755,753	10,000	5,000	941,238	56,480	(14,987)	982,246	60,000	
2054	66,221,109	10,000	5,000	997,617	59,869	(15,969)	1,041,820	60,000	
2055									
2056									
2057									
2058									
Total				21,456,139	1,287,968	(341,139)	22,412,968		

MANAGER

Date: For discussion purposes only

D. A. DAVIDSON

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	2,801,000.00		2,801,000.00
Debt Service Reserve Fund	2,034,475.00		2,034,475.00
	4,835,475.00		4,835,475.00
Cost of Issuance:			
Other Cost of Issuance	250,000.00		250,000.00
Underwriter's Discount:			
Other Underwriter's Discount	489,800.00	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
	<u>24,480,000.00</u>

Uses:

Project Fund Deposits:	
Project Fund	19,104,825.00
Other Fund Deposits:	
Capitalized Interest Fund	2,601,000.00
Debt Service Reserve Fund	<u>2,034,475.00</u>
	4,635,475.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Underwriter's Discount:	
Other Underwriter's Discount	489,800.00
	<u>24,480,000.00</u>

BOND SUMMARY STATISTICS

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
50,000 (target) Mills
Non-Rated, 120x, 2031 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	4.483835%
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	04/28/2045	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	-489,800.00	-489,800.00	
- Cost of Issuance Expenses		-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%	4.483835%	4.250000%

BOND DEBT SERVICE

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
GENERAL OBLIGATION BONDS, SERIES 2021A
\$0.000 (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	348,000	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	458,000	4.250%	486,412.50	941,412.50	1,427,825.00
06/01/2035			478,743.75	478,743.75	
12/01/2035	475,000	4.250%	478,743.75	951,743.75	1,428,487.50
06/01/2036			468,850.00	468,850.00	
12/01/2036	580,000	4.250%	468,850.00	1,046,850.00	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			428,062.50	428,062.50	
12/01/2039	755,000	4.250%	428,062.50	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	1,280,018.75	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			371,786.75	371,786.75	
12/01/2042	1,060,000	4.250%	371,786.75	1,431,786.75	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			325,782.50	325,782.50	
12/01/2044	1,265,000	4.250%	325,782.50	1,590,782.50	1,916,625.00
06/01/2045			298,881.25	298,881.25	
12/01/2045	1,315,000	4.250%	298,881.25	1,613,881.25	1,912,782.50
06/01/2046			270,937.50	270,937.50	
12/01/2046	1,485,000	4.250%	270,937.50	1,755,937.50	2,028,675.00
06/01/2047			239,381.25	239,381.25	
12/01/2047	1,560,000	4.250%	239,381.25	1,789,381.25	2,028,782.50
06/01/2048			208,443.75	208,443.75	
12/01/2048	1,740,000	4.250%	208,443.75	1,948,443.75	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	2,261,800.00
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	908,850.00	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	1,080,000	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	1,285,000	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		18,112	18,112	
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	72.77898%
12/01/2026		1,040,400		1,040,400	1,126,183	85,783	108.24515%
12/01/2027	80,000	1,100,400		1,100,400	1,322,599	222,199	120.18260%
12/01/2028	180,000	1,197,850		1,197,850	1,440,423	242,573	120.25089%
12/01/2029	185,000	1,198,050		1,198,050	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	1,268,825		1,268,825	1,527,288	258,843	120.36789%
12/01/2032	345,000	1,347,788		1,347,788	1,619,324	271,537	120.14888%
12/01/2033	360,000	1,348,125		1,348,125	1,619,324	271,199	120.11878%
12/01/2034	455,000	1,427,825		1,427,825	1,716,904	289,079	120.24810%
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	120.38188%
12/01/2041	920,000	1,702,838		1,702,838	2,046,197	343,580	120.17806%
12/01/2042	1,080,000	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	120.07859%
12/01/2049	1,815,000	2,153,938		2,153,938	2,585,114	431,178	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	-4,836,475	44,191,925	52,398,743	8,208,818	

SOURCES AND USES OF FUNDS

WATERVIEW II METROPOLITAN DISTRICT
El Paso County, Colorado
SUBORDINATE BONDS, SERIES 2021B
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2061 (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
	<u>2,310,000.00</u>

Uses:

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

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	<u>2,034,475.00</u>		<u>2,034,475.00</u>
	4,452,475.00		4,452,475.00
	<u>34,942,475.00</u>	<u>2,757,000.00</u>	<u>37,699,475.00</u>
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	<u>152,450.00</u>	<u>82,710.00</u>	<u>235,160.00</u>
	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 + 8% 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	<u>2,034,475.00</u>
	4,452,475.00
	<u>34,942,475.00</u>

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
	<u>34,942,475.00</u>

[*] 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 + 8% BI-Reassessment Projections)
[Preliminary – for discussion only]**

Dated Date	12/01/2028
Delivery Date	12/01/2028
First Coupon	08/01/2029
Last Maturity	12/01/2058
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035158%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.081853%
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	27,281,850.00
Bond Years from Dated Date	677,735,000.00
Bond Years from Delivery Date	677,735,000.00
Total Debt Service	57,588,400.00
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	5,000,000
Total Underwriter's Discount	5,000,000
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	53,052.80
	30,490,000.00			22.228		53,052.80

	TIC	All-In TIC	Arbitrage Yield
Per 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 Expenses		-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	4.035158%	4.081853%	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
	30,480,000	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%	380,000.00	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%	606,000.00	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	24,280,000.00	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 Refn 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%	908,850.00	1,513,850.00
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	1,080,000	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	1,816,525.00
12/01/2045	1,315,000	4.250%	597,762.50	1,812,762.50
12/01/2046	1,485,000	4.250%	541,875.00	2,028,875.00
12/01/2047	1,560,000	4.250%	478,762.50	2,028,762.50
12/01/2048	1,740,000	4.250%	412,867.50	2,152,867.50
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		17,087,150.00	41,327,150.00



BOND SOLUTION

**WATERVIEW II METROPOLITAN DISTRICT
El Paso County**

**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2026A
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	120.39989%
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	322,776	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	406,191	120.10593%
12/01/2048	1,285,000	2,150,000	2,150,000	2,585,114	435,114	120.23766%
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	2,740,841	461,441	120.24574%
12/01/2051	1,595,000	2,283,000	2,283,000	2,740,841	457,841	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	2,065,000	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	2,717,800	2,717,800	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	11,582,354	

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
<hr/>	
	2,757,000.00

Uses:

Project Fund Deposits:	
Project Fund	2,674,290.00
<hr/>	
Underwriter's Discount:	
Other Underwriter's Discount	82,710.00
<hr/>	
	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	8.500%	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		

ADMINISTRATION, OPERATIONS, MAINTENANCE AND SPECIAL PURPOSE MILL
LEVY BUDGET

EXHIBIT D.1

Service Plan Amendment - Annual Budget Exhibit (D-1)

Date: October 18, 2021

Waterview II - Metro District:

861 Residential Lots

**AV at Bulldout
\$27.7M**

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	\$37,795.20	
Administrative Expense	\$3,099.60	
Postage	\$2,066.40	
Legal	\$3,099.60	
Taxes	\$100.00	
Audit	\$1,500.00	
Insurance	\$5,166.00	
TOTAL OPERATING EXPENSES:	\$52,826.80	Mills = 1.905
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	
Trash Removal	\$154,980.00	Mills = 5.590
Miscellaneous	\$1,000.00	
TOTAL MAINTENANCE EXPENSES:	\$395,876.40	Mills = 14.278
Reserve Expenses:		
Fence Replacement	\$21,738.03	
Major Landscape Improvements	\$12,931.96	
Amenity Reserves	\$11,428.57	
Major Concrete Replacement	\$5,747.10	
Other Contingency	\$5,000.00	
TOTAL RESERVE EXPENSES:	\$56,845.66	Mills = 2.050
TOTAL EXPENSES:	\$505,548.86	Mills = 18.234

WATERVIEW II - TOTAL ANNUAL BUDGET \$590,548.86 Mills = 21.300

B-1

118

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)	Assumptions: \$400,000.00 is the total actual value of a typical single family home as determined by El Paso County. \$750,000 is the total actual value of the sample commercially- assessed property Sample Metropolitan District Mill Levy Calculation for a Residential Property:

	<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__ total mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a Commercial Property:</p> <p>$\\$750,000 \times .2900 = \\$217,500$ (Assessed Value)</p> <p>$\\$217,500 \times \underline{\hspace{1cm}}$ mills = \$ <u> </u> per year in sample taxes owed solely to this Special District at its current 202__ 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</p> <p>b. Operational</p> <p>c. Other</p> <p>d. Total</p>	<p>*202_ residential assessment rate of ___% changes the maximum mill levy rates (see adjusted mill levies below)</p> <p>a. 50 + 10 Mills * (<u> </u>)</p> <p>b. 5 Mills * (<u> </u>)</p> <p>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;</p> <p>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)</p> <p>$\\$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)</p> <p>$\\$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

