

**SERVICE PLAN FOR  
PINE CANYON METROPOLITAN DISTRICT NO. 2**

**(TOWN OF CASTLE ROCK, COLORADO)**

Prepared  
By:

Miller Law pllc  
1555 California St No 505  
Denver CO 80202  
303-285-5320

DA Davidson & Co

Approved \_\_\_\_\_, 2025

## TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	Purpose and Intent.....	1
B.	Need for the District.....	1
C.	Capital Plan.....	1
D.	Financial Plan.....	1
E.	Financial Impact on Future and/or Existing Residents.....	2
F.	Objective of the Town Regarding Service Plan.....	2
II.	DEFINITIONS.....	2
III.	BOUNDARIES.....	5
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.....	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES.....	6
A.	Powers of the District and Service Plan.....	6
1.	Operations and Maintenance Limitation.....	6
2.	Fire Protection Limitation.....	6
3.	Construction Standards Limitation.....	7
4.	Eminent Domain Limitation.....	7
5.	Privately Placed Debt Limitation.....	7
6.	Inclusion Limitation.....	7
7.	Overlap Limitation.....	7
8.	Initial Debt Limitation.....	8
9.	Total Debt Issuance Limitation.....	8
10.	Fee Limitation.....	8
11.	Monies from Other Governmental Sources.....	8
12.	Consolidation Limitation.....	9
13.	Bankruptcy Limitation.....	9
14.	Service Plan Amendment Requirement.....	9
B.	Preliminary Engineering Survey.....	9
C.	Other Powers.....	10
D.	Facilities to be Constructed and/or Acquired.....	10
VI.	FINANCIAL PLAN.....	11
A.	General.....	11
B.	Maximum Voted Interest Rate and Maximum Underwriting Discount.....	11
C.	Maximum Debt Mill Levy.....	11
D.	Maximum Debt Mill Levy Imposition Term.....	12
E.	Debt Repayment Sources.....	12
F.	Security for Debt.....	12
G.	Debt Instrument Disclosure Requirement.....	12
H.	TABOR Compliance.....	13
I.	District's Operating Costs.....	13
J.	Regional Mill Levy.....	13

K.	Developer Debt.....	14
VII.	ANNUAL REPORT.....	14
A.	General.....	14
B.	Reporting of Significant Events.....	14
C.	Additional Reporting Requirements.....	15
VIII.	DISSOLUTION.....	15
IX.	DISCLOSURE TO PURCHASERS.....	15
X.	INTERGOVERNMENTAL AGREEMENT.....	16
XI.	CONCLUSION.....	16

## **LIST OF EXHIBITS**

<b>EXHIBIT A-1</b>	Initial District Legal Description
<b>EXHIBIT A-2</b>	Inclusion Area Legal Description
<b>EXHIBIT B-1</b>	Initial District Boundary Map
<b>EXHIBIT B-2</b>	Inclusion Area Boundary Map
<b>EXHIBIT C</b>	Town of Castle Rock Vicinity Map
<b>EXHIBIT D</b>	Intergovernmental Agreement between the District and the Town of Castle Rock
<b>EXHIBIT E</b>	Capital Plan
<b>EXHIBIT F</b>	Financial Plan
<b>EXHIBIT G</b>	Form of Ballot Questions



## I. INTRODUCTION

### A. Purpose and Intent.

This Service Plan is submitted in accordance with the Special District Act and Chapter 11 of the Town Code. It defines the powers and authorities of the District and describes the limitations and restrictions placed thereon.

The District is an independent unit of local government, separate and distinct from the Town, 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 Town only insofar as they may deviate in a material manner from the requirements of the Service Plan and the Town Code. The purpose of the District will be to provide all or a part of the Public Improvements, as further defined and described in this Service Plan, for the use and benefit of the residents and taxpayers of the District and the general public, subject to such policies, rules, and regulations as may be permitted under applicable law. Such Public Improvements may be located within and without the District's boundaries, as determined by the Board to be in the best interest of the District, and in accordance with the Service Plan. Upon completion to Town standards, the District will convey, or cause to be conveyed, to the Town such Public Improvements as may be required by the Town Land Use Approvals.

It is the intent of the District to finance the construction or acquisition of all or a part of the Public Improvements. To this end, the District is authorized to implement the Capital Plan and Financial Plan within its boundaries. The District is further authorized to provide ongoing operations and maintenance services for Public Improvements that are not dedicated to the Town or to another governmental entity to perform such services, subject to the limitations set forth in this Service Plan. The District is also authorized, but not required, to provide covenant enforcement and design review services in accordance with State statute.

### B. Need for the District.

There are currently no other governmental entities located in the immediate vicinity of the District that have the means or desire to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is, therefore, necessary in order to provide the Public Improvements required for the Project in the most economic manner possible.

This District is being organized together with four other special districts to serve the Pine Canyon development ("Project"). The other districts are Pine Canyon Metropolitan District No. 1, Pine Canyon Metropolitan District No. 3, Pine Canyon Metropolitan District No. 4 and Pine Canyon Commercial Metropolitan District.

### C. Capital Plan.

This Service Plan includes a Capital Plan set forth in **Exhibit E**, which matches the anticipated public infrastructure needs of the Project. This Service Plan will facilitate the issuance of Debt necessary to finance and construct the Public Improvements for the Project.

D. Financial Plan.

A Financial Plan reflecting the approximate development absorption rates, projected annual revenues and expenditures, anticipated debt issuances and amortization schedules, and a projection of anticipated capital outlays for the construction of Public Improvements to serve the Project is set forth in **Exhibit F**. The parameters in the Financial Plan are based upon current estimates; however, actual results may differ from the Financial Plan based on actual development of the Project and market conditions.

E. Financial Impact on Existing Residents.

At this time, no residents live in the District. Therefore, this Service Plan will not impact existing residents.

F. Objective of the Town Regarding Service Plan.

The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, demolition, construction, installation, relocation and redevelopment of the Public Improvements for the Project, *inter alia*, from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a mill levy no higher than the Maximum Debt Mill Levy and/or repaid by Development Fees, as limited by Section V.A.10. Debt which is issued within these parameters will insulate property owners from excessive taxes and fees to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs.

It is the intent of this Service Plan to assure to the extent possible that no property bears an economic burden that is greater than that associated with the Maximum Debt Mill Levy and that no property bears an economic burden for Debt that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration, even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District. The District is authorized to implement the Capital Plan and Financial Plan within and without its boundaries. The District is also being organized to provide operations and maintenance services to the District.

Approval of this Service Plan shall not indicate, implicitly or expressly, that any land use applications now on file with the Town, or any land use applications filed in the future, will be approved by the Town.



## II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Assessed Valuation Adjustment: means if, on or after the date of approval of this Service Plan by the Town, changes are made in the method of calculating assessed valuation or any constitutionally or statutorily mandated tax credit, cut, or abatement, then the Maximum Debt Mill Levy, the Maximum Aggregate Mill Levy, and the Regional Mill Levy may be increased or decreased to reflect such changes so that, to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after the date of approval of this Service Plan by the Town, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in residential rate as defined in Section 39-1-104.2, C.R.S., and any constitutional or legislative changes in the actual value against which the assessment rate is applied, shall be deemed to be a change in the method of calculating assessed valuation.

Board: means the board of directors of the District.

Capital Plan: means the pro forma capital plan regarding the Public Improvements as set forth in **Exhibit E**.

County: means the County of Douglas, 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. The definition of Debt shall not include intergovernmental agreements that do not contain a pledge of an ad valorem property tax mill levy in the District. The obligation of the District to remit revenues from the Regional Mill Levy to the Town, as required by this Section VI.J. below, shall not be deemed a Debt for purposes of this Service Plan.

Developer: means the owner or owners of the Project, any affiliates of such owner or owners, and their respective successors and assigns other than an End User.

Developer Debt: means bonds, notes, or other multiple-fiscal-year financial obligations issued to or entered with the Developer for reimbursement of sums advanced or paid by the Developer for funding of Public Improvements and/or operations and maintenance expenses, for the payment of which the District has promised to impose, charge, assess and/or levy a mill levy or fees, and/or pledge other revenues. Developer Debt shall be subordinate to other Debt of the District, and any interest on Developer Debt shall be simple and shall not compound. Developer Debt does not include agreements that are subject to annual appropriation by the District..

Development Fee: means the one-time development fee imposed by the District on a per-unit basis, at or prior to the issuance of a certificate of occupancy for the unit, to assist with the planning, development, and financing of the Public Improvements, subject to the limitations set forth in Section VI.E of the Service Plan. The Development Fee may be used to finance, plan, acquire, and construct the Public Improvements, and pay debt service.

District: means the Pine Canyon Metropolitan District No. 2.

Districts: means the five metropolitan districts serving the Project which are named in Section I.B.

End User: means any third-party owner, or tenant of any third-party owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The Developer or the business entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: 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 Marketplace; 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.

Financial Plan: means the pro forma financial plan described in Section VI and set forth in **Exhibit F** which describes generally (i) how the Public Improvements are anticipated to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year. The parameters in the Financial Plan are based upon current estimates; however, actual results may differ from the Financial Plan based on actual development of the Project and market conditions.

Inclusion Area Boundaries: means all or part of the boundaries of the area described in **Exhibit A-2**.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit B-2**, describing the property proposed for inclusion within all of the Districts.

Initial District Boundaries: means the legal boundaries of the District as described in **Exhibit A-1**, as may be altered pursuant to Section III of this Service Plan, or pursuant to the inclusion and exclusion procedures set forth in the Special District Act.

Initial District Boundary Map: means the map attached hereto as **Exhibit B-1**, describing the Initial District Boundaries.

Maximum Aggregate Mill Levy: means the maximum aggregate mill levy the District is permitted to impose as set forth in Section VI.I below, including the Maximum Debt Mill Levy and any mill levy imposed to pay or offset the District's operating costs, but excluding the Regional Mill Levy.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a debt service mill levy on a particular property as set forth in Section VI.D below.



Project: means the development or property commonly referred to as Pine Canyon.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed by the District, as generally described in the Special District Act, and in conformance with the Town Code and regulations, except as specifically limited in Section V below, to serve the future taxpayers and inhabitants of the Service Area as determined by the Board of the District.

Regional Mill Levy: means a property tax of five (5) mills, subject to future Assessed Valuation Adjustments, to be imposed by the District and remitted to the Town on an annual basis in accordance with the requirements of Section VI.J. below, for the purpose of defraying costs incurred by the Town in providing such services and improvements as the Town, in its sole and reasonable discretion, believes are: (i) public in nature; (ii) for the benefit of the residents and taxpayers of the District; and (iii) permitted by State law to be paid for from taxes imposed by the District. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final.

Residential Unit: means each residential dwelling unit (including, without limitation, condominiums, townhomes, and any other attached dwelling unit and detached single-family dwelling units) located within the District Boundaries which has been transferred to an End User.

Service Area: means the property that is served or is intended to be served by the District, which consists of the combined acreage of the Initial District Boundaries and the Inclusion Area Boundaries.

Service Plan: means this service plan for the District approved by the Town Council.

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Council in accordance with the Town Code and applicable State law.

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.

TABOR: means Article X, Section 20 of the Colorado Constitution.

Taxable Property: means real or personal property within the District Boundaries that is subject to *ad valorem* taxes.

Town: means the Town of Castle Rock, Colorado.

Town Code: means the Municipal Code of the Town of Castle Rock, Colorado, inclusive of the Town's technical design criteria manuals, as the same may be amended from time to time.

Town Council: means the Town Council of the Town of Castle Rock, Colorado.

Town Land Use Approvals: means a Preliminary Development Plan for the Project, or other agreement with the Town which identifies, among other things, Public Improvements necessary for facilitating development for property within the Project, as approved by the Town pursuant to the Town Code, which approval shall not be unreasonably withheld by the Town, and as may be amended pursuant to the Town Code from time to time.

### **III. BOUNDARIES**

The area of the Initial District Boundaries includes approximately one (1) acre and the total area proposed to be included in the Inclusion Area Boundaries is approximately Five Hundred Thirty-Nine (539) acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A-1**, and a legal description of the Inclusion Area Boundaries is attached hereto as **Exhibit A-2**. The Inclusion Area Boundaries describe the entire Project and each of the five Districts may include all or a portion of the Inclusion Area so long as the boundaries of the Districts do not overlap. An Initial District Boundary Map is attached hereto as **Exhibit B-1**, and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit B-2**. A vicinity map is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Article V.A.6 below.

### **IV. PROPOSED LAND USE/ POPULATION PROJECTIONS/ ASSESSED VALUATION**

The Service Area consists of a portion of approximately Five Hundred Thirty-Nine (539) acres of vacant land, which land is designated for planned unit development. The projected population of the Service Area is expected to be 1,033 for this District and 4,932 for the entire project. The current and projected assessed valuations of the Service Area are set forth in the Financial Plan attached hereto as **Exhibit F**. At build-out, the projected assessed valuation is expected to be sufficient to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the Town does not imply approval of the development of a specific area within the District, 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, unless the same is contained within Town Land Use Approvals.

### **V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES**

#### **A. Powers of the District and Service Plan.**

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District, as such power and authority is described in the Special District Act and other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein. The District may provide the following services: parks and recreation, water and sanitary sewer service (including stormwater management services and improvements), and street improvements, subject to the limitations set forth herein and the limitations of the ballot questions approved by the voters of the



District in substantially the form as set forth in **Exhibit G** hereto, and as may be approved by the voters of such District in the future.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District is authorized to implement the Capital Plan and Financial Plan within and without its boundaries. The District shall dedicate the Public Improvements to the Town, or other appropriate jurisdiction or owners' association, in a manner consistent with the Town Land Use Approvals and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the Town.

2. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Project will obtain its fire protection and emergency response services from the Town.

3. Construction Standards Limitation. The District will ensure that Public Improvements are designed and constructed in accordance with the standards and specifications of the Town, and of any other federal, state, or local governmental entities having proper jurisdiction, including the Colorado Department of Public Health and Environment. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for the construction and installation of Public Improvements prior to performing such work.

4. Dominant Eminent Domain Limitation. The District shall not be authorized to utilize the power of dominant eminent domain against Town-owned property or Town-leased property without the prior written consent of the Town.

5. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt, the District will 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.

For purposes of this Section, “privately placed debt” includes any Debt that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required.

6. Inclusion Limitation. The District shall not include within its boundaries any property outside the Inclusion Area Boundaries without the prior written consent of the Town.

7. Overlap Limitation. The boundaries of the District shall not overlap a previously formed metropolitan district providing the same services as the District unless the aggregate mill levy for payment of Debt of the District and the overlapping District will not at any time exceed the Maximum Debt Mill Levy of the District. Additionally, the District shall not consent to the overlap of boundaries for a subsequently formed metropolitan district providing the same services as the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the District. The overlap limitation and Maximum Debt Mill Levy of the District herein shall not apply to any station area improvement districts created pursuant to Section 32-22-107, C.R.S, which station area improvement district is subject to approval by the Town and by registered electors within the boundary of the proposed station area improvement district.

8. Initial Debt Limitation. On or before the effective date of Town Land Use Approvals, the District shall not, without the written consent of the Town: (a) issue any Debt or Developer Debt; nor (b) impose a mill levy for the payment of Debt or Developer Debt by direct imposition, or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Development Fees used for the purpose of repayment of Debt or Developer Debt.

9. Total Debt Issuance Limitation. The Districts shall not issue Debt in excess \$230,000,000, which is based on not more than 95% of the estimated Public Improvements plus estimated costs of issuance, any estimated reserve fund requirements and capitalized interest, as deemed reasonable by the Town. Upon the issuance of Debt by any of the Districts, the Debt Issuance Limitation shall be reduced by the principal amount of the bonds issued. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt, so long as the principal amount of the Debt after such refunding or restructuring does not exceed the principal amount of the Debt that was refunded.

The District shall not be permitted to issue Debt, nor refinance any Debt, without first submitting the proposed financing to the Town for review and comment pursuant to Section 11.02.110 of the Town Code, as may be amended from time to time.

Notwithstanding anything herein to the contrary, any obligation of a District for the repayment of Developer Debt shall be included in the debt issuance limitation set forth above.



10. Fee Limitation. The District may impose and collect a Development Fee as a source of revenue for repayment of Debt and/or capital costs; provided, however, that no Development Fee shall be authorized to be imposed upon, nor collected from, Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this section shall not apply to any fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

11. Monies from Other Governmental Sources. The District shall not apply for nor accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. In the event the District collects any of the aforementioned funds, it shall remit any and all monies collected to the Town within forty-five (45) days of receipt.

This Section shall also apply to specific ownership taxes which have been distributed to the District by the County. The District shall remit any and all specific ownership tax revenues it receives to the Town within forty-five (45) days of receipt. In addition, there shall be submitted a ballot question to authorize the annual obligation of the District to remit such revenues to the Town at the District's organizational election.

12. Consolidation Limitation. The District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

13. Bankruptcy Limitation. All of the limitations contained in this Service Plan including, but not limited to, those pertaining to the Maximum Debt Mill Levy, Maximum Debt Mill Levy Imposition Term and the Development Fee, have been established under the authority of the Town to approve the Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

(a) Shall not be subject to set-aside for any reason, or by any court of competent jurisdiction, absent a Service Plan Amendment; and

(b) Are, together with all other requirements of Colorado law, included in the "political or governmental powers" reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the "regulatory or electoral approval necessary under applicable non-bankruptcy law," as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

14. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. To the extent permitted by law, the District may seek formal approval in writing from the Town of modifications to this Service Plan which are not material, but for which the District may desire a written amendment and approval by the Town. Such approval may be evidenced by any instrument

executed by the Town Manager, Town Attorney, or other designated representative of the Town as to the matters set forth therein and shall be conclusive and final.

Any Debt issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements within and without the boundaries of the District. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the preliminary zoning on the property in the Service Area and is approximately \$206,703,172. The Capital Plan attached hereto as **Exhibit E** includes a description of the type of capital facilities to be developed by the District, an estimate of the cost of the proposed facilities, and a capital expenditure plan correlating expenditures with development. The actual Public Improvements to be constructed will be determined by the Town Land Use Approvals, notwithstanding the Capital Plan.

All of the Public Improvements constructed by the District will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Town Land Use Approvals. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

C. Other Powers.

The District shall also have the following authority:

1. Service Plan Amendments. To amend the Service Plan as needed, subject to the appropriate statutory procedures and Town Code.

2. Phasing, Deferral. Without amending this Service Plan, to defer, forego, reschedule, or restructure the financing parameters as anticipated in the Financial Plan, attached hereto as **Exhibit F**, to better accommodate capital market conditions relating to the issuance of Debt, the pace of growth, resource availability, and potential inclusions of property within the District; provided, however, that any such rescheduling or restructuring shall not include any changes or modifications to the Maximum Debt Mill Levy or Mill Levy Imposition Term.

3. Additional Services. Except as specifically provided herein, to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

D. Facilities to be Constructed and/or Acquired.

The District proposes to provide and/or acquire Public Improvements necessary for the Project as set forth in the Town Land Use Approvals. The Capital Plan, attached hereto as **Exhibit E**, provides a general description and preliminary engineering survey, as appropriate, of the currently anticipated on-site or off-site improvements. The Public Improvements generally depicted and described in the Capital Plan have been presented for illustration only, and the exact design, sub-phasing of construction and location of the Public Improvements will be determined at the time of Town Land Use Approvals and Town Public Works Department approvals. Such decisions shall not be considered to be material modifications of the Service Plan.

Notwithstanding anything herein to the contrary, the District shall have the authority to enter into any intergovernmental agreements deemed necessary to effectuate the long-term plans of the District without further approval from the Town, so long as such intergovernmental agreements are consistent with the provisions of this Service Plan. In addition, the District shall have the authority to seek electorate authorization to effectuate all purposes set forth in this Service Plan in order to comply with all applicable constitutional and statutory requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. A Financial Plan is attached hereto as **Exhibit F**, which provides preliminary projections demonstrating that the District can reasonably discharge the proposed Debt, consistent with the requirements of the Special District Act. The District intends to issue only such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, the Development Fee and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed the Total Debt Issuance Limitation set forth in Section V.A.9. above, which Debt shall be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and shall be phased to serve development as it occurs.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within such District for payment of Debt, and shall be



determined as follows: The Maximum Debt Mill Levy shall not exceed 50.000 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith with such determination to be binding and final. The Maximum Debt Mill Levy shall not apply to the assessment of mill levies to recoup or pay County imposed refunds or abatements.

To the extent that the District is composed of, or subsequently organized into, one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used herein shall be deemed to refer to the District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

For the portion of any aggregate Debt which is equal to or less than 50% of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

For purposes of the foregoing, once Debt has been determined to be within 50% debt ratio as specified above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. 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.

D. Maximum Debt Mill Levy Imposition Term.

The District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board of Directors of the District imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq.*, C.R.S.

Notwithstanding the above, any Debt instrument incurred by the District, including bonds, loans, or other multiple-fiscal-year financial obligations, and any refunding Debt instrument evidencing the District's repayment obligations, shall provide that the District's obligations thereunder shall be discharged forty (40) years after the date such Debt is issued or such obligation is entered into, regardless of whether the Debt or obligations are paid in full. This Debt discharge date may be extended by approval by the District if, at such time, a majority of the Board are End Users.

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. In no event shall the debt

service mill levy in the District exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, except pursuant to an intergovernmental agreement between and District and the Town, or unless as provided in Section (D) above.

The District may also collect a Development Fee, imposed for repayment of Debt and capital costs, which Development Fee shall be in an amount as determined at the discretion of the Board, but in no event to exceed [amount provided by Developer and approved by Town] per unit, plus a one percent (1%) cost of living adjustment from the date of this Service Plan forward.

F. Security for Debt.

The District shall not pledge any revenue or property of the Town as security for the indebtedness. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the District's obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the District in the payment of any such obligation.

G. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the District shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the resolution of the District authorizing the issuance of this Bond, and in the Service Plan of the District.

A substantially similar statement describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan, shall be included in any document used for the offering of the Debt for sale to persons including, but not limited to, a developer of property within the boundaries of the District. If no offering documents are used, then the District shall deliver the statement to any prospective purchaser of such Debt. The Town may, by written notice to the District, require modifications to the form of this disclosure statement.

H. TABOR Compliance.

The District will comply with the provisions of TABOR. In the discretion of the Board, the District may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board.

I. District's Operating Costs.

The cost of planning services, engineering services, legal services and administrative services, together with the costs of the District's organization and initial operations, are estimated



to be \$200,000 which will be eligible for reimbursement from Debt proceeds subject to applicable requirements of federal law.

The first year's operating budget for the District is estimated to be \$25,000 which amount is anticipated to be derived from property taxes and other legally available revenues, including developer advances or other payments.

The District shall be authorized to impose a mill levy to pay or offset the District's operating costs. The Maximum Aggregate Mill Levy that the District is permitted to impose shall not exceed 60.000 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith, with such determination to be binding and final. The limitations described above shall not apply to the assessment of mill levies to recoup or pay County-imposed refunds or abatements.

J. Regional Mill Levy.

At any time the District imposes a mill levy for Debt, the District shall also impose a Regional Mill Levy. There shall be submitted a ballot question to authorize the annual imposition of the Regional Mill Levy at the District's organizational election. The District's obligation to impose and collect the revenues from the Regional Mill Levy shall begin when the District first imposes a mill levy for Debt, and shall continue to be imposed by the District until such time as the District no longer imposes a mill levy for any purpose or, subject to the limitations set forth in Section VIII below, is otherwise dissolved, whichever shall last occur. The District's imposition of the Regional Mill Levy shall be memorialized in the intergovernmental agreement required by Section XI below. The revenues received from the Regional Mill Levy shall be remitted to the Town on an annual basis by no later than December 1. The failure of the District to levy the Regional Mill Levy or remit the revenues generated by the Regional Mill levy to the Town within the timeframe required above shall constitute and be deemed a material departure from, and unapproved modification to, this Service Plan. The Town may enforce this provision of the Service Plan pursuant to applicable State statutes and exercise all such other available legal and equitable remedies in the event of such departure and unapproved modification, including those provided in the Town Code.

K. Developer Debt.

Developer Debt shall be subordinate to other debt of the District and shall be included in the Total Debt Issuance Limitation set forth in Section V.A.9. above. Developer Debt shall expire and be forgiven by no later than 20 years after the initial date of the Developer Debt, unless otherwise provided pursuant to an intergovernmental agreement with the Town. The interest rate on Developer Debt shall not exceed the Municipal Market Data (MMD) "AAA" General Obligation Yield Curve, 30-Year constant maturity, published by Refinitiv at [www.tm3.com](http://www.tm3.com), plus 650 basis points and interest on such Developer Debt shall bear interest at a simple rate and shall not compound.

## **VII. ANNUAL REPORT**

### **A. General.**

The District shall be responsible for submitting an annual report to the Town Clerk at the Town's administrative offices by no later than September 1<sup>st</sup> of each year following the year in which the Order and Decree creating the District has been issued. The annual report shall reflect activity and financial events of the District through the preceding December 31<sup>st</sup> (the "Report Year").

### **B. Reporting of Significant Events.**

In addition to the information required to be provided by Section 32-1-207(3)(c)(II), C.R.S., the annual report shall include the following:

1. A narrative summary of the progress of the District in implementing the Service Plan for the Report Year;
2. Unless disclosed within a separate schedule to the audited financial statements required by Section 32-1-107(3)(c)(II)(I), C.R.S., a summary of the capital expenditures incurred by the District in development of public facilities in a Report Year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the Report Year;
3. Unless disclosed within a separate schedule to the audited financial statements required by Section 32-1-107(3)(c)(II)(I), C.R.S., a summary of the financial obligations of the District at the end of the Report Year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the Report Year, the amount of payment or retirement of existing indebtedness of the District in the Report Year, the total assessed valuation of all taxable properties within the District as of January 1 of the Report Year, and the current mill levy imposed by the District for payment of Debt in the Report Year;
4. A summary of residential and commercial development which has occurred within the District for the Report Year;
5. A summary of all fees, charges and assessments imposed by the District as of January 1 of the Report Year;
6. Certification of the Board that no action, event or condition enumerated in Section 11.02.060 of the Town Code has occurred in the Report Year; and
7. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

### **C. Additional Reporting Requirements**



The District shall procure and maintain both a District website and email listserv for the purpose of periodically updating residents on matters involving the District including, but not limited to, the information required by Section 32-1-104.5(3)(a), C.R.S., and any other information that would benefit the residents of and the owners of property within the District.

A copy of the written notice for every regular or special meeting of the District will be delivered to the Town Clerk pursuant to section 11.02.150.F.9 of the Town Code.

## **VIII. DISSOLUTION**

Upon an independent determination of the Town Council 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 a dissolution occur until the District has provided for the payment or discharge of outstanding indebtedness, Debt, and other financial obligations as required pursuant to State statutes, or without the written consent of Town Council.

## **IX. DISCLOSURE TO PURCHASERS**

The District will use reasonable efforts to assure that each owner of real property located within the District who sells real property that includes a newly-constructed residence provide to the purchaser of such property such disclosure as is required by Section 38-35.7-110, C.R.S. The form of notice shall be filed with the Town prior to the initial issuance of District Debt and the imposition of the District mill levy.

## **X. INTERGOVERNMENTAL AGREEMENT**

The form of the intergovernmental agreement between the Town and the District, relating to the limitations imposed on the District's activities, is attached hereto as **Exhibit D**. The District shall approve the intergovernmental agreement at its first Board meeting after its organizational election, but in no event later than 90 days following the date on which the Douglas County District Court has entered its order and decree declaring the District organized. The Town Council shall approve the intergovernmental agreement at the public hearing approving the Service Plan.

## **XI. CONCLUSION**

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries;



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

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

6. The facility and service standards of the District is compatible with the facility and service standards of the Town;

7. The proposal is in substantial compliance with the Town's comprehensive master plan;

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

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

**EXHIBIT A-1**

**Initial District Legal Description**

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 1, BEING MONUMENTED BY A NO. 6 REBAR WITH 3.25 INCH ALUMINUM CAP STAMPED PLS 29036, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION, BEING AN ESTABLISHED POSITION FROM MONUMENT RECORDS TIES, DATED OCTOBER, 31ST, 2016, IS ASSUMED TO BEAR NORTH 01°04'11" EAST, A DISTANCE OF 1631.34 FEET. WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89°17'31" EAST, ALONG THE NORTH LINE OF TRACT A THE WOODLANDS 10, A SUBDIVISION PLAT RECORDED AT RECEPTION NO. 9880779, IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1, A DISTANCE OF 208.81 FEET TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES:

1. NORTH 01°04'11" EAST, A DISTANCE OF 208.81 FEET;
2. NORTH 89°17'31" EAST, A DISTANCE OF 208.81 FEET;
3. SOUTH 01°04'11" WEST, A DISTANCE OF 208.81 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A, ALSO BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;
4. SOUTH 89°17'31" WEST, ALONG SAID COMMON LINE, A DISTANCE OF 208.81 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 43,581 SQUARE FEET OR 1.000 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

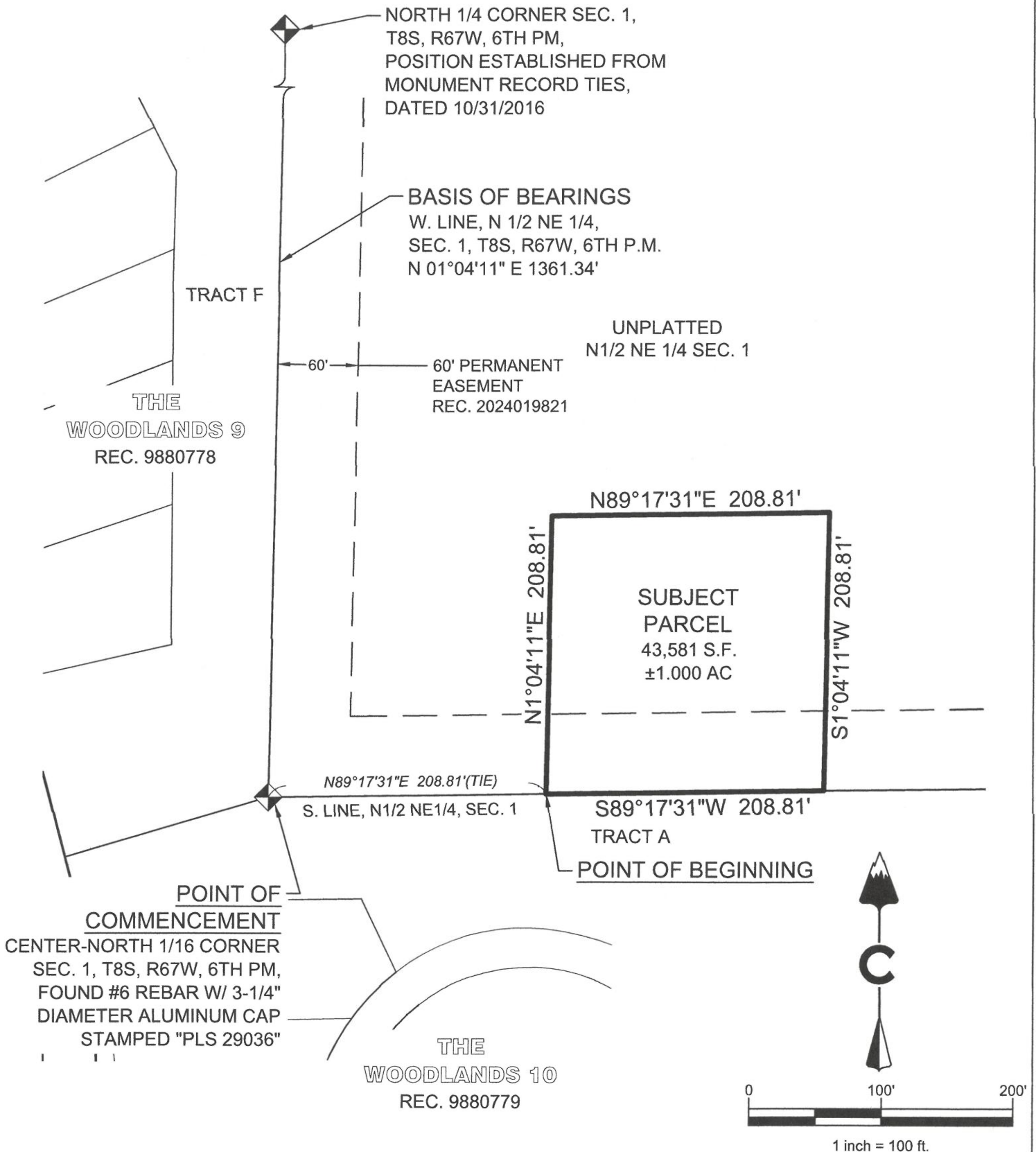
THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, PATRICK M. STEENBURG, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

---

PATRICK M. STEENBURG, PLS 38004  
FOR AND ON BEHALF OF CORE CONSULTANTS, INC.  
3473 S. BROADWAY, ENGLEWOOD, CO 80113  
(303) 703-4444

# EXHIBIT



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 25-004  
DATE: 06/18/25  
DR: DCB  
QA: PMS  
SHEET 2 OF 2

**CORE**

CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

RESIDENTIAL 2  
N1/2, NE1/4, T8S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

**EXHIBIT A-2****Inclusion area Legal Description**

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 34 AND 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 28' 38" WEST, A DISTANCE OF 3552.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, BEING MONUMENTED BY A 3.25 INCH ALUMINUM CAP STAMPED "CDOT POINT 939", BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOLLOWING EIGHT (8) COURSES;

1. SOUTH 18° 57' 27" EAST, A DISTANCE OF 97.46 FEET;
2. SOUTH 34° 19' 43" EAST, A DISTANCE OF 116.54 FEET;
3. SOUTH 10° 33' 34" EAST, A DISTANCE OF 210.86 FEET;
4. SOUTH 19° 03' 26" EAST, A DISTANCE OF 342.07 FEET;
5. SOUTH 06° 26' 49" EAST, A DISTANCE OF 432.31 FEET;
6. SOUTH 39° 49' 42" WEST, A DISTANCE OF 69.17 FEET;
7. SOUTH 10° 19' 22" EAST, A DISTANCE OF 83.49 FEET;
8. SOUTH 42° 40' 51" EAST, A DISTANCE OF 52.61 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
9. DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89° 19' 42" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2091.57 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTIONS 34 AND 35;
10. SOUTH 89° 30' 25" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1117.36 FEET TO A POINT ON THE EAST BOUNDARY OF THE BURLINGTON NORTHERN SANTA FE RAILROAD;
11. NORTH 11° 45' 56" WEST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 72.25 FEET TO A POINT OF CURVATURE;
12. CONTINUING ON SAID EAST RIGHT OF WAY LINE, NORTHWESTERLY A DISTANCE OF 510.22 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1507.70 FEET, A CENTRAL ANGLE OF 19° 23' 21", A CHORD BEARING OF NORTH 21° 27' 37" WEST, AND A CHORD LENGTH OF 507.79 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION;
13. NORTH 00° 56' 39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 781.54 FEET TO THE CENTER EAST SIXTEENTH CORNER OF SAID SECTION 34;
14. NORTH 89° 58' 06" WEST, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 34.78 FEET;
15. NORTH 28° 20' 52" WEST, A DISTANCE OF 1183.02 FEET;



16. NORTH 70° 09' 33" EAST, A DISTANCE OF 911.69 FEET TO A POINT ON THE WEST BOUNDARY OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING FOUR (4) COURSES;

17. SOUTHEASTERLY A DISTANCE OF 249.04 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 5620.00 FEET, A CENTRAL ANGLE OF 2°32'20", A CHORD BEARING OF SOUTH 24°32'33" EAST, AND A CHORD LENGTH OF 249.02 FEET;
18. SOUTH 25° 48' 43" EAST, A DISTANCE OF 455.32 FEET;
19. SOUTH 64° 11' 17" WEST, A DISTANCE OF 100.00 FEET;
20. SOUTH 25° 48' 43" EAST, A DISTANCE OF 745.62 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34;
21. SOUTH 89° 57' 34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 512.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34;
22. SOUTH 89° 29' 14" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1810.18 FEET TO THE **POINT OF BEGINNING**;

#### **SAVING AND EXCEPTING THEREFROM**

THOSE LANDS OCCUPIED AND CLAIMED BY THE UNION PACIFIC RAILROAD AS DEPICTED ON SHEET 5 OF 27 OF THE RIGHT OF WAY AND TRACK MAP OF THE DENVER AND RIO GRANDE RAILROAD, FIRST DIVISION, DATED JUNE 30, 1919 BEING SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

THAT SIXTY (60) FOOT WIDE RIGHT OF WAY FOR LIGGETT ROAD, BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.

SAID PARCEL CONTAINING A CALCULATED GROSS AREA OF 5,378,253 SQUARE FEET, OR 123.468 ACRES MORE OR LESS, WITH A CALCULATED NET ACREAGE AFTER EXCEPTIONS OF 5,145,214 SQUARE FEET, OR 118.118 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, AND SECTIONS 35 AND 36, TOWNSHIP 7 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM PIPE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36, BEING MONUMENTED BY A 2 INCH DIAMETER ALUMINUM TUBE WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED "LS 6935", IS ASSUMED TO BEAR NORTH 0° 05' 27" EAST, A DISTANCE OF 2679.42 FEET. WITH ALL BEARINGS HEREIN BEING RELATIVE THERETO.

THENCE NORTH 89° 51' 44" EAST, A DISTANCE OF 1318.81 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 36, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING TWENTY-THREE (23) COURSES;

1. NORTH 89° 51' 44" EAST, A DISTANCE OF 3864.58 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOUNDERS PARKWAY;
2. SOUTH 00° 13' 20" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 2125.88 FEET TO THE NORTHEASTERN MOST CORNER OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NUMBER 2010076348 IN THE RECORDS OF THE DOUGLAS COUNTY CLERK AND RECORDER;

THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, AND ALONG THE NORTH, WEST, AND SOUTH LINES OF SAID PARCEL, THE FOLLOWING FOUR COURSES;

3. NORTH 73° 43' 24" WEST, A DISTANCE OF 67.75 FEET;
4. SOUTH 24° 44' 16" WEST, A DISTANCE OF 84.60 FEET
5. SOUTH 00° 00' 08" EAST, A DISTANCE OF 308.73 FEET;
6. NORTH 89° 59' 39" EAST, A DISTANCE OF 101.85 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID FOUNDERS PARKWAY, BEING THE SOUTHEASTERN MOST CORNER OF SAID PARCEL;

THENCE ALONG SAID WEST RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES;

7. SOUTH 00° 13' 20" EAST, A DISTANCE OF 142.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
8. SOUTH 01° 11' 55" EAST, A DISTANCE OF 1340.96 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, BEING THE SOUTHEASTERN MOST CORNER OF THE PARCEL HEREIN DESCRIBED;
9. SOUTH 89° 17' 31" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2588.82 FEET TO THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 1;
10. NORTH 01° 04' 11" EAST, ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION ONE, A DISTANCE OF 1361.34 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;



11. SOUTH 89° 27' 39" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2585.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
12. NORTH 89° 09' 02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1348.09 FEET TO THE EAST SIXTEENTH CORNER COMMON TO SECTIONS 35 AND 2;
13. NORTH 01° 03' 36" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 662.52 FEET TO THE CENTER SOUTH SOUTHEAST 1/64TH CORNER OF SAID SECTION 35;
14. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, TO THE SOUTHWEST CORNER THEREOF, A DISTANCE OF 1342.46 FEET;
15. NORTH 89° 15' 24" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 161.76 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF FRONT STREET;

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES;

16. NORTH 04° 58' 38" WEST, A DISTANCE OF 316.76 FEET;
17. NORTH 05° 23' 34" WEST, A DISTANCE OF 272.88 FEET;
18. NORTH 06° 01' 18" WEST, A DISTANCE OF 74.44 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;
19. SOUTH 89° 19' 42" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 216.50 FEET TO THE CENTER SOUTH SIXTEENTH CORNER OF SAID SECTION 35;
20. SOUTH 89° 19' 15" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.37 FEET TO THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 35;
21. SOUTH 89° 19' 17" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1336.13 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 35 AND 36;
22. NORTH 89° 39' 41" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1305.83 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 36;
23. NORTH 01° 00' 45" WEST, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1324.63 FEET **TO THE POINT OF BEGINNING**;

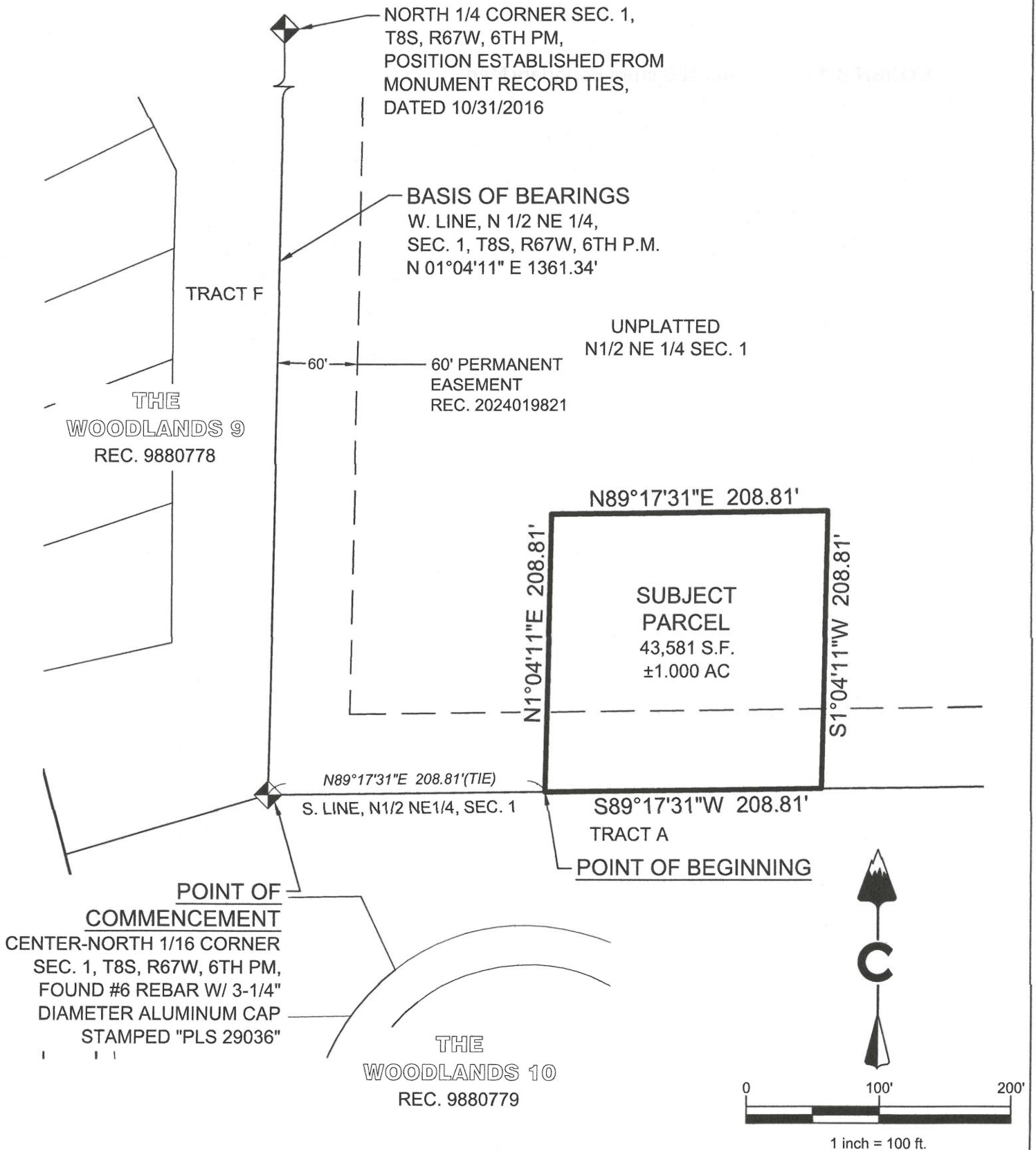
SAID PARCEL CONTAINING A CALCULATED AREA OF 18,091,645 SQUARE FEET, OR 415.327 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

**EXHIBIT B-1**

**Initial District Boundary Map**

# EXHIBIT



NOTE: THIS DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION

PROJECT: 25-004  
DATE: 06/18/25  
DR: DCB  
QA: PMS  
SHEET 2 OF 2

**CORE**

CORE CONSULTANTS, INC.  
3473 SOUTH BROADWAY  
ENGLEWOOD, CO 80113  
303.703.4444  
LIVEYOURCORE.COM

**RESIDENTIAL 2**  
N1/2, NE1/4, T8S, R67W, 6TH P.M.  
DOUGLAS COUNTY, COLORADO

**EXHIBIT B-2**

**Inclusion Area Boundary Map**



# PINE CANYON PLANNED DEVELOPMENT

LOCATED IN PARTS OF SECTION 34, 35 & 36, T7S, R67W OF THE 6TH P.M.,  
AND PART OF SECTION 1, T8S, R67W OF THE 6TH P.M.,  
OF DOUGLAS COUNTY, COLORADO  
534.61 ACRES

PREPARED FOR:

JW Family Limited  
Liability Limited Partnership  
1700 17th St, Suite 3000  
Denver, CO 80202  
303.587.0102

ENGINEERING:

CORE  
CONSULTANTS

1950 W Littleton Blvd.  
Suite 109 - Littleton, CO  
80120  
303.703.4444

LAND PLANNING:

PCS GROUP, INC.  
200 Kalamath Street  
Denver, CO 80233  
720.259.8246

REVISIONS:

NO.	REVISION DESCRIPTION	DATE	BY

SHEET 1 OF 1

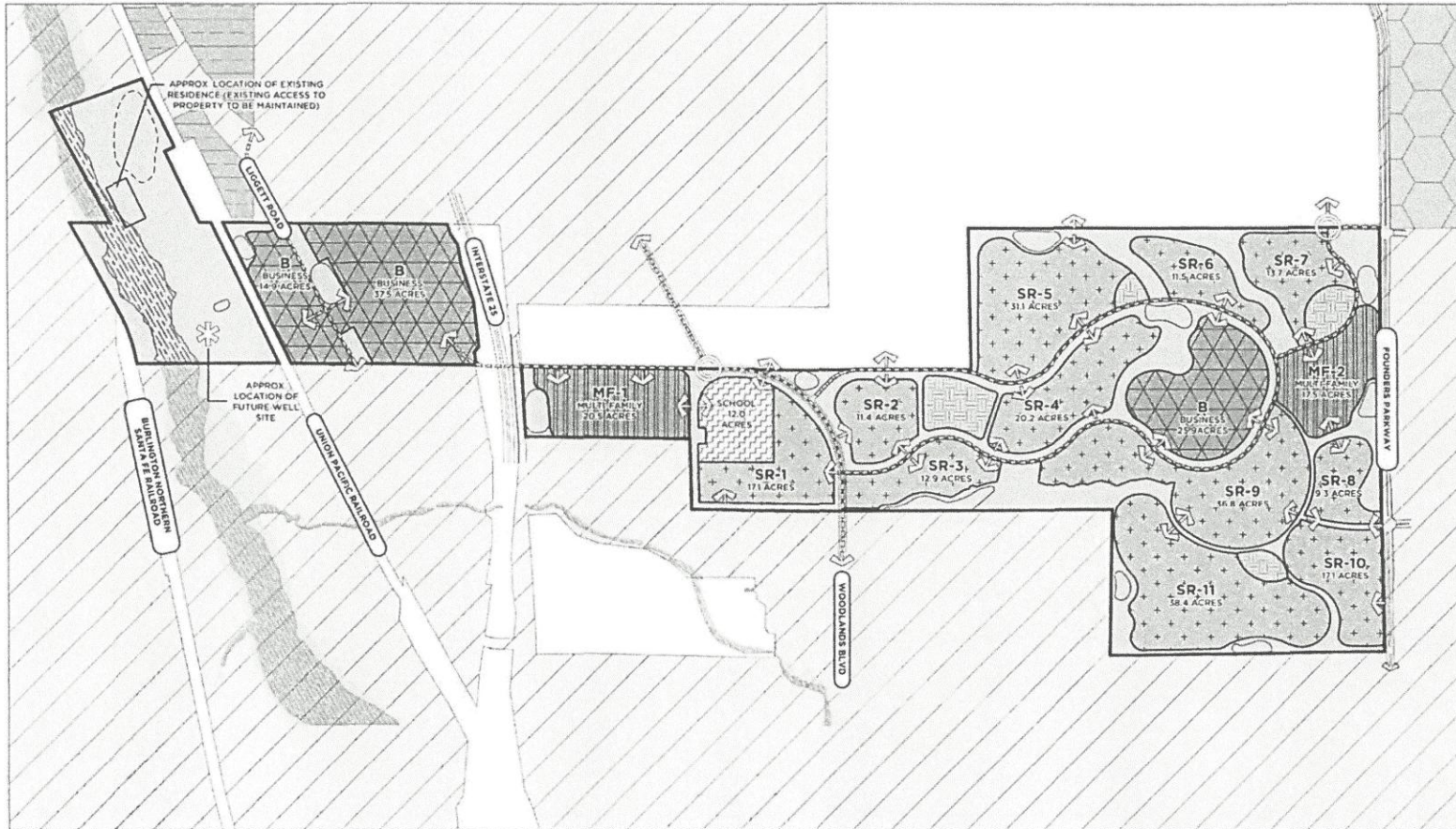
PINE CANYON  
LAND USE PLAN OVERVIEW

DRAWN BY:  
JN/CG  
DESIGNED BY:  
JP

SUBMITTED ON:  
2020-4-27

7  
OF 13

## LAND USE PLAN OVERVIEW



## LEGEND

	SUBURBAN RESIDENTIAL		SCHOOL		OFF-SITE TRAIL CORRIDOR
	MULTI-FAMILY		OPEN SPACE		ON-SITE TRAIL CORRIDOR
	BUSINESS		PARKS		ROADWAY
			PROPOSED POND		

PLANNING DESIGNATIONS	GROSS AREA	DWELLING UNITS BULKY/MED	MAX NON-RESIDENTIAL SQUARE FOOTAGE
SR - SUBURBAN RESIDENTIAL	219.3 ACRES	800	N/A
MF - MULTI-FAMILY	38.0 ACRES	600	N/A
B - BUSINESS	78.3 ACRES	600	600,000 SF
S - SCHOOL	12.0 ACRES	N/A	N/A
OSP - OPEN SPACE	132.0 ACRES	N/A	N/A
GROSS SITE AREA		540.4 ACRES	
MAX RESIDENTIAL UNITS		1,800	

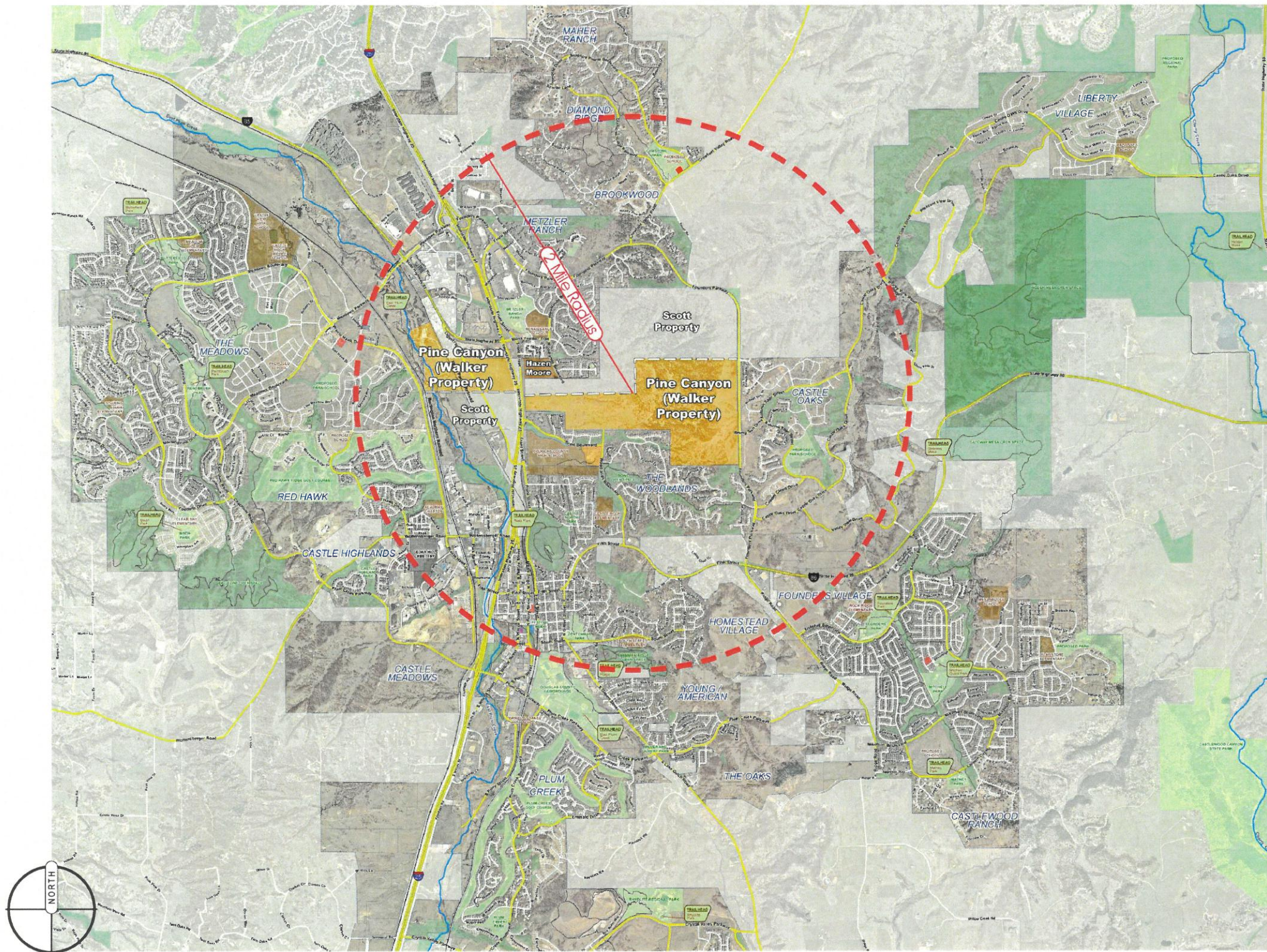
Planning designations include the full gross area, including lands depicted as open space areas.

PLANNING DESIGNATIONS	TOTAL AREA	% OF TOTAL	OWNERSHIP & MAINTENANCE
OSP	132.0 ACRES	24.2%	Pine Canyon HOA (public access)
OSP 1	64.1 ACRES	11.9%	Pine Canyon HOA (public access)
OSP 2	2.1 ACRES	0.4%	Pine Canyon HOA (public access)
OSP 3	4.0 ACRES	0.7%	Pine Canyon HOA (public access)
OSP 4	1.2 ACRES	0.2%	Pine Canyon HOA (public access)
OSP 5	1.0 ACRES	0.2%	Pine Canyon HOA (public access)
OSP 6	4.3 ACRES	0.8%	Pine Canyon HOA (public access)
OSP 7	40.5 ACRES	7.7%	Pine Canyon HOA (public access)
OSP 8	17.1 ACRES	3.2%	Pine Canyon HOA (public access)
OSP 9	10.0 ACRES	1.9%	Pine Canyon HOA (public access)
OSP 10	1.0 ACRES	0.2%	Pine Canyon HOA (public access)
OSP TOTAL	132.0 ACRES	24.2%	Pine Canyon HOA (public access)
TOTAL GROSS SITE AREA		540.4 ACRES	100.0%

**EXHIBIT C**

**Town of Castle Rock Vicinity Map**







**EXHIBIT D**

**Intergovernmental Agreement Between District and Town**



**INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF  
CASTLE ROCK, COLORADO AND PINE CANYON METROPOLITAN  
DISTRICT NO. 2**

THIS INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the TOWN OF CASTLE ROCK, COLORADO, a Colorado home rule municipality (the “Town”), and PINE CANYON METROPOLITAN DISTRICT NO. 2, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”). The District and the Town may hereinafter be individually referred to as a “Party” or collectively as the “Parties.”

**RECITALS**

WHEREAS, the District was organized to provide those services and to exercise powers as more specifically set forth in the District’s Service Plan, approved by the Town on September 2, 2025 (the “Service Plan”); and

WHEREAS, the Service Plan requires the execution of an intergovernmental agreement between the Town and the District; and

WHEREAS, the Town and the Districts have determined it to be in their best interests to enter into this Agreement.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

**COVENANTS AND AGREEMENTS**

1. Definitions. Any capitalized terms used but not defined in this Agreement shall have the definitions ascribed to them in the Service Plan.

2. Operation and Maintenance. The District is authorized to implement the Capital Plan and Financial Plan within and without its boundaries. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners’ association in a manner consistent with the Town Land Use Approvals, other rules and regulations of the Town, and applicable provisions of the Town Code and the Service Plan. The District shall not be authorized to operate and maintain any part or all of the Public Improvements unless the provision of such operation and maintenance is pursuant to an intergovernmental agreement with the Town.

3. Fire Protection Limitation. The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of a water system shall not be limited by this provision. The Project will obtain its fire protection and emergency response services from the Town.

4. Eminent Domain Limitation. The District shall not utilize the power of eminent domain or dominant eminent domain against Town-owned property or Town-leased property without the prior written consent of the Town.

5. Construction Standards. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, or as otherwise approved by the Town or such other governmental entities. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

6. Issuance of Privately Placed Debt. Prior to the issuance of any privately placed debt, the District will 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.

For purposes of this Section, "privately placed debt" includes any Debt that is sold to a private entity, including financial institutions, developers, or other private entities, and which no offering document related to such sale is required.

7. Inclusion. The District shall not include within any of its boundaries any property outside the Service Area without the prior written consent of the Town. The District shall not include within any of its boundaries any property inside the Inclusion Area Boundaries without the prior written consent of the Town, except upon petition of the fee owner or owners of one hundred percent (100%) of such property as provided in Section 32-1-401(1)(a), C.R.S.

8. Overlap. The boundaries of the District shall not overlap a previously formed metropolitan district providing the same services as the District unless the aggregate mill levy for payment of Debt of the District and the overlapping District will not at any time exceed the Maximum Debt Mill Levy of the District. Additionally, the District shall not consent to the overlap of boundaries for a subsequently formed metropolitan district providing the same services as the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the District. The overlap limitation and Maximum Debt Mill Levy of the District herein shall not apply to any station area improvement districts created pursuant to Section 32-22-107, C.R.S., which station area improvement district is

subject to approval by the Town and by registered electors within the boundary of the proposed station area improvement district.

9. Initial Debt. On or before the effective date of approval of Town Land Use Approvals, the District shall not, without the written consent of the Town: (a) issue any Debt or Developer Debt; nor (b) impose a mill levy for the payment of Debt or Developer Debt by the direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Development Fees used for the purpose of repayment of Debt or Developer Debt.

10. Total Debt Issuance. The District shall not issue Debt in excess of \$230,000,000. The Total Debt Issuance Limitation shall not apply to bonds, loans, notes or other instruments issued for the purpose of refunding, refinancing, reissuing or restructuring outstanding Debt so long as the principal amount of the Debt after such refunding or restructuring does not exceed the principal amount of the Debt that was refunded, and shall not apply to any capital pledge or other intergovernmental agreement entered into by the District.

The District shall not be permitted to issue Debt or refinance any debt without first submitting the proposed financing to the Town for review and comment pursuant to Section 11.02.110 of the Town Code, as may be amended from time to time.

Notwithstanding anything herein to the contrary, any obligation of the District for the repayment of Developer Debt, shall be included in the debt issuance limitation set forth above.

11. Fees. The District may impose and collect a Development Fee as a source of revenue for repayment of Debt and/or capital costs; provided, however, that no Development Fee shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this section shall not apply to any fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

12. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to an intergovernmental agreement with the Town. In the event the District collects any of the aforementioned funds, it shall remit any and all monies collected to the Town within forty-five (45) days of receipt.

This Section shall also apply to specific ownership taxes, which have been distributed to the Districts by the County. The District shall remit any and all specific ownership tax revenues it receives to the Town within forty-five (45) days of receipt. In addition, there shall be submitted a ballot question to authorize the annual obligation of the District to remit such revenues to the Town at the Districts' organizational elections.

13. Consolidation. The District shall not file a request with any court to consolidate with another Title 32 district without the prior written consent of the Town.

14. Bankruptcy. All of the limitations contained in the Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the Town to approve a service plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

- a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and
- b. Are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C. Section 903), and are also included in the “regulatory or electoral approval necessary under applicable nonbankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

15. Dissolution. Upon an independent determination of the Town Council that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of outstanding indebtedness, Debt, and other financial obligations as required pursuant to State statutes or without the written consent of Town Council.

16. Maximum Debt Mill Levy. The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of the Debt. The Maximum Debt Mill Levy shall not exceed 50.000 mills, subject to future Assessed Valuation Adjustments. Each Assessed Value Adjustment shall be determined by the Board in good faith with such determination to be binding and final. The Maximum Debt Mill Levy shall not apply to the assessment of mill levies to recoup or pay County imposed refunds or abatements.

To the extent that the District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “District” as used herein shall be deemed to refer to the District and to each subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of a District’s assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

For the purposes of the foregoing, once Debt has been determined to be within fifty percent (50%) debt ratio as specified above, so that a District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. 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.

17. Maximum Debt Mill Levy Imposition Term. A District shall not impose a levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such mill levy unless a majority of the Board imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt and such refunding will result in a net present value savings as set forth in Section 11-56-101, *et seq.*, C.R.S.

Notwithstanding the above, any Debt instrument incurred by a District, including bonds, loans, or other multiple fiscal year financial obligations, and any refunding Debt instrument evidencing the District's repayment obligations, shall provide that such a District's obligations thereunder shall be discharged no later than forty (40) years after the date such Debt is issued or such obligation is entered into regardless of whether the Debt or obligations are paid in full. This Debt discharge date may be extended by approval by a District if, at such time, a majority of the Board are End Users.

18. Operating Mill Levy. The District shall be authorized to impose a mill levy to pay or offset the Districts' operating costs. The Maximum Aggregate Mill Levy that a District is permitted to impose shall not exceed 60.000 mills, subject to future Assessed Valuation Adjustments. Each Assessed Valuation Adjustment shall be determined by the Board in good faith with such determination to be binding and final. The limitations described above shall not apply to the assessment of mill levies to recoup or pay County imposed refunds or abatements.

19. Regional Mill Levy. At any time the District imposes a mill levy for Debt, the District shall also impose a Regional Mill Levy. There shall be submitted a ballot question to authorize the annual imposition of the Regional Mill Levy at the District's organizational elections. The District's obligation to impose and collect the revenues from the Regional Mill Levy shall begin when the District first imposes a mill levy for Debt, and shall continue to be imposed by the District until such time as the District no longer impose a mill levy for any purpose or, subject to the limitations set forth in Section VIII of the Service Plan, is otherwise dissolved, whichever shall last occur. The revenues received from the Regional Mill Levy shall be remitted to the Town on an annual basis by no later than December 1.

20. Service Plan Amendment Requirement. Actions of the District which violate the limitations set forth in Sections V.A.1-13 or VI.B-K of the Service Plan shall be deemed to be material modifications to the Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

21. Annual Report. The District shall be responsible for submitting an annual report to the Town Clerk by no later than September 1st of each year following the year in which the



Order and Decree creating the District has been issued, and containing the information set forth in Section VII of the Service Plan.

22. Disclosure. The District will use reasonable efforts to assure that each owner of real property located within the District who sells real property that includes a newly-constructed residence provide to the purchaser of such property such disclosure as is required by Section 38-35.7-110, C.R.S. The form of notice shall be filed with the Town prior to the initial issuance of a District's Debt and the imposition of a District's mill levy.

23. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, addressed as follows:

If to Town:	Town of Castle Rock 100 Wilcox Street Castle Rock, CO 80104 Attn: Town Manager
With a copy to:	Town Attorney
If to the District:	Dianne Miller Miller Law PLLC 1555 California St No 505 Denver CO 80202 Phone: 303 285 5320 Email: dmiller@ddmalaw.com

24. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

25. Assignment. No Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of all other Parties, which consent shall not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

26. Default/Remedies. In the event of a breach or default of this Agreement by any Party, the non-defaulting Parties shall be entitled to exercise all remedies available at law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party/Parties in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees.

27. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado and proper venue shall be the Douglas County District Court.

28. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

29. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

30. No Waiver. The waiver or delay of enforcement of one or more covenants, terms, conditions or provisions of this Agreement shall not constitute a waiver of the remaining covenants, terms, conditions or provisions. The waiver or delay in enforcement regarding any breach of this Agreement shall not constitute a waiver of any covenants, terms, conditions, or provisions of the Agreement.

31. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or give to, any person other than the Districts and the Town, any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions and provisions in this Agreement by and on behalf of the District and the Town shall be for the sole and exclusive benefit of the District and the Town.

32. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

33. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

34. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

(Signature pages to follow)

**EXECUTED** as of the day and year first above written.

**PINE CANYON METROPOLITAN DISTRICT NO. 2**

By: \_\_\_\_\_

Its: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF COLORADO                    )  
  ) ss.  
COUNTY OF \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as \_\_\_\_\_ and \_\_\_\_\_ as \_\_\_\_\_ for  
Pine Canyon Metropolitan District No. 2.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



**ATTEST:**

**TOWN OF CASTLE ROCK**

---

Lisa Anderson, Town Clerk

---

Jason Gray, Mayor

**Approved as to form:**

**Approved as to content:**

---

Michael J. Hyman, Town Attorney

---

David L. Corliss, Town Manager

**EXHIBIT E****Capital Plan**

## Capital Plan

The District anticipates constructing or acquiring the Improvements, consisting of water, sewer, storm drainage, street, safety protection, and park and recreation facilities to serve the Project. More detailed information concerning the cost estimates are provided in **Exhibit F** of this Service Plan and a preliminary engineering exhibit of the location of Improvements attached to this **Exhibit E**; the information provided in those exhibits will not be repeated herein but are incorporated by this reference.

The District anticipates multiple phases of construction of the Improvements, including, but not limited to the following:

- Phase RI construction costs are anticipated to be approximately 4.3% of the total construction costs, or approximately \$8,892,929;
- Phase RII construction costs are anticipated to be approximately 5% of the total construction costs, or approximately \$10,394,515;
- Phase RIII construction costs are anticipated to be approximately 3.4 % of the total construction costs, or approximately \$7,086,754;
- Phase RIV construction costs are anticipated to be approximately 5.8% of the total construction costs, or approximately \$12,090,976;
- Phase RV construction costs are anticipated to be approximately 3.2% of the total construction costs, or approximately \$6,589,547;
- Phase RVI construction costs are anticipated to be approximately 4.2% of the total construction costs, or approximately \$8,695,396;
- Phase RVII construction costs are anticipated to be approximately 3.1% of the total construction costs, or approximately \$6,338,709;
- Phase RVIII construction costs are anticipated to be approximately 1.6% of the total construction costs, or approximately \$3,272,170;
- Phase RIX construction costs are anticipated to be approximately 1.8% of the total construction costs, or approximately \$3,695,584;
- Phase RX construction costs are anticipated to be approximately 4.3% of the total construction costs, or approximately \$8,951,912;
- Phase RXI construction costs are anticipated to be approximately 1.4% of the total construction costs, or approximately \$2,975,000;
- Phase RXII construction costs are anticipated to be approximately 1.9% of the total construction costs, or approximately \$3,896,232;
- Phase RXIII construction costs are anticipated to be approximately 3.0% of the total construction costs, or approximately \$6,168,994;



- Phase SI construction costs are anticipated to be approximately 4.4% of the total construction costs, or approximately \$9,182,778;
- Phase CI construction costs are anticipated to be approximately 3.4% of the total construction costs, or approximately \$6,958,595;
- Phase CII construction costs are anticipated to be approximately 2.4% of the total construction costs, or approximately \$4,892,090;
- Phase CIII construction costs are anticipated to be approximately 2.8% of the total construction costs, or approximately \$5,735,245;
- Phase OSI construction costs are anticipated to be approximately 5.7% of the total construction costs, or approximately \$11,800,507;
- Phase OSII construction costs are anticipated to be approximately .0002% of the total construction costs, or approximately \$315,000;
- Phase OSIII construction costs are anticipated to be approximately .0002% of the total construction costs, or approximately \$315,000;
- Utility Connection Phase costs are anticipated to be approximately 25.77% of the total construction costs, or approximately \$53,270,000.

The phases may be undertaken in any order, some phases may be undertaken sequentially, some may be undertaken simultaneously, or in any combination of sequencing as required by the Project.



4/22/2025

PINE CANYON METRO DISTRICTS COST ESTIMATE  
Presented by CORE

Residential Metro District Cost Estimate	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	S1	C1	C2	C3	OS1	OS2	OS3	Utility Connections	Total
Sanitary Subtotal	\$ 373,608	\$ 464,472	\$ 409,176	\$ 742,896	\$ 393,552	\$ 415,008	\$ 238,176	\$ 213,840	\$ 173,592	\$ 474,480	\$ -	\$ 162,792	\$ 208,440	\$ 208,008	\$ -	\$ -	\$ -	\$ 309,528	\$ -	\$ -	\$ 241,400	\$ 5,028,968
Water Subtotal	\$ 628,680	\$ 774,120	\$ 681,960	\$ 1,238,160	\$ 595,920	\$ 691,680	\$ 396,960	\$ 356,400	\$ 289,320	\$ 790,800	\$ -	\$ 271,320	\$ 347,400	\$ 427,930	\$ -	\$ -	\$ -	\$ 515,880	\$ -	\$ -	\$ 130,250	\$ 8,136,780
Irrigation Subtotal	\$ 265,901	\$ 322,550	\$ 284,150	\$ 515,900	\$ 248,300	\$ 288,200	\$ 165,400	\$ 148,500	\$ 120,550	\$ 329,500	\$ -	\$ 113,050	\$ 144,750	\$ 183,450	\$ -	\$ -	\$ -	\$ 214,950	\$ -	\$ -	\$ 63,500	\$ 3,402,200
Storm Subtotal	\$ 2,314,019	\$ 1,712,724	\$ 1,517,792	\$ 2,649,817	\$ 2,110,554	\$ 2,378,647	\$ 1,723,080	\$ 694,089	\$ 563,451	\$ 1,706,433	\$ 1,900,000	\$ 1,478,396	\$ 1,731,562	\$ 1,761,059	\$ -	\$ -	\$ -	\$ 2,268,926	\$ -	\$ -	\$ -	\$ 26,510,548
Trail Subtotal	\$ 55,493	\$ 65,030	\$ 55,195	\$ 124,915	\$ 86,905	\$ 81,830	\$ 57,890	\$ 51,975	\$ 42,193	\$ 76,510	\$ -	\$ 39,568	\$ 26,163	\$ 18,848	\$ -	\$ -	\$ -	\$ 1,908	\$ -	\$ -	\$ -	\$ 784,420
Street Subtotal	\$ 3,593,100	\$ 5,121,350	\$ 3,081,850	\$ 5,147,200	\$ 2,211,400	\$ 3,393,800	\$ 1,548,200	\$ 1,413,000	\$ 1,889,400	\$ 3,193,700	\$ 225,000	\$ 1,129,400	\$ 2,433,000	\$ 3,490,200	\$ -	\$ -	\$ -	\$ 5,827,400	\$ 225,000	\$ 225,000	\$ 33,050,000	\$ 77,198,000
Landscape Subtotal	\$ 389,480	\$ 525,550	\$ 407,130	\$ 714,480	\$ 297,960	\$ 356,720	\$ 1,198,480	\$ 178,200	\$ 144,660	\$ 1,417,580	\$ -	\$ 135,660	\$ 215,700	\$ 1,289,020	\$ -	\$ -	\$ -	\$ 330,700	\$ -	\$ -	\$ 5,000,000	\$ 12,601,320
Residential Metro District Development Cost Subtotal	\$ 6,352,092	\$ 7,424,654	\$ 5,061,967	\$ 8,636,412	\$ 4,706,819	\$ 6,210,997	\$ 4,527,650	\$ 2,337,264	\$ 2,639,703	\$ 6,394,223	\$ 2,125,000	\$ 2,783,023	\$ 4,406,424	\$ 6,559,127	\$ -	\$ -	\$ -	\$ 8,428,934	\$ 225,000	\$ 225,000	\$ 38,050,000	\$ 133,662,236
25% Contingency	\$ 1,588,023	\$ 1,856,163	\$ 1,265,492	\$ 2,159,103	\$ 1,176,705	\$ 1,552,749	\$ 1,131,912	\$ 584,316	\$ 659,926	\$ 1,598,556	\$ 531,250	\$ 695,756	\$ 1,101,606	\$ 1,639,782	\$ -	\$ -	\$ -	\$ 2,107,233	\$ 56,250	\$ 56,250	\$ 9,512,500	\$ 33,415,559
10% Engineering and Surveying	\$ 635,209	\$ 742,465	\$ 506,197	\$ 863,641	\$ 470,682	\$ 621,100	\$ 452,765	\$ 233,726	\$ 263,970	\$ 639,422	\$ 212,500	\$ 278,302	\$ 440,642	\$ 655,913	\$ -	\$ -	\$ -	\$ 842,893	\$ 22,500	\$ 22,500	\$ 3,805,000	\$ 13,366,224
5% Construction Management	\$ 317,605	\$ 371,233	\$ 253,098	\$ 431,821	\$ 235,341	\$ 310,550	\$ 226,382	\$ 116,863	\$ 131,985	\$ 319,711	\$ 106,250	\$ 139,151	\$ 220,321	\$ 327,956	\$ -	\$ -	\$ -	\$ 421,447	\$ 11,250	\$ 11,250	\$ 1,902,500	\$ 6,683,112
Total Per PA	\$ 8,892,929	\$ 10,394,515	\$ 7,086,754	\$ 12,090,976	\$ 6,589,547	\$ 8,695,396	\$ 6,338,709	\$ 3,272,170	\$ 3,695,584	\$ 8,951,912	\$ 2,975,000	\$ 3,896,232	\$ 6,168,994	\$ 9,182,778	\$ -	\$ -	\$ -	\$ 11,800,507	\$ 315,000	\$ 315,000	\$ 53,270,000	\$ 187,127,130

Business Metro District Cost Estimate	R1	R2	R3	R4	R5	R6	R7	R8	R9	R10	R11	R12	R13	S1	C1	C2	C3	OS1	OS2	OS3	Utility Connections	Total
Sanitary Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,656	\$ 196,344	\$ 134,928	\$ -	\$ -	\$ -	\$ -	\$ 422,928
Water Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,760	\$ 327,240	\$ 224,880	\$ -	\$ -	\$ -	\$ -	\$ 704,880
Irrigation Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,650	\$ 136,350	\$ 93,700	\$ -	\$ -	\$ -	\$ -	\$ 293,700
Storm Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 392,975	\$ 1,706,250	\$ 1,528,504	\$ -	\$ -	\$ -	\$ -	\$ 3,627,729
Trail Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Street Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,577,450	\$ 1,788,100	\$ 2,568,100	\$ -	\$ -	\$ -	\$ -	\$ 8,933,650
Landscape Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Business Metro District Development Cost Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,970,425	\$ 3,494,350	\$ 4,096,604	\$ -	\$ -	\$ -	\$ -	\$ 13,982,887
25% Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,242,606	\$ 873,587	\$ 1,024,151	\$ -	\$ -	\$ -	\$ -	\$ 3,495,722
10% Engineering and Surveying	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 497,043	\$ 349,435	\$ 409,660	\$ -	\$ -	\$ -	\$ -	\$ 1,398,289
5% Construction Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 248,521	\$ 174,717	\$ 204,830	\$ -	\$ -	\$ -	\$ -	\$ 699,144
Total Per PA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,958,595	\$ 4,892,090	\$ 5,735,245	\$ -	\$ -	\$ -	\$ -	\$ 19,576,042

GRAND TOTAL

\$ 206,703,172





3/31/2025

PINE CANYON METRO DISTRICTS COST ESTIMATE

Presented by CORE

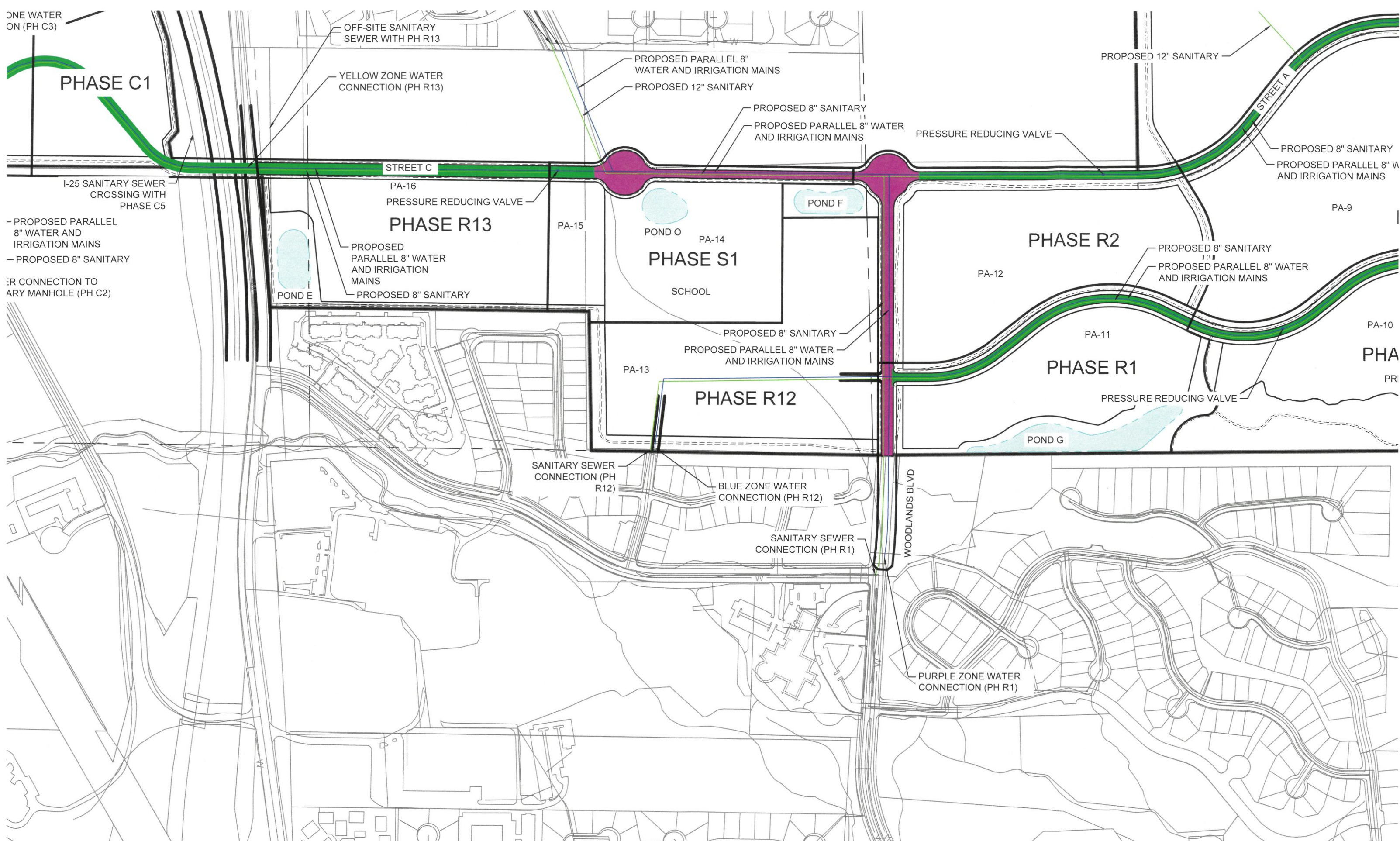
		R1		R2		R3		R4		R5		R6		R7		R8		R9		R10		R11		R12		R13		S1				
Group	Activity	Unit	Unit Cost	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total			
Residential Metro District Cost Estimate																																
Sanitary	Sanitary Sewer 8" W/ MH	LF	\$ 80.00	4,670.10	\$ 373,608	5,805.90	\$ 464,472	5,114.70	\$ 409,176	9,280.20	\$ 742,896	4,480.40	\$ 357,552	5,187.60	\$ 415,008	2,977.20	\$ 238,176	2,673.00	\$ 213,840	2,169.00	\$ 173,592	9,031.00	\$ 724,480	2,169.00	\$ 173,592	9,031.00	\$ 724,480	2,169.00	\$ 173,592	9,031.00	\$ 724,480	
Sanitary	Sanitary Sewer 12" W/ MH	LF	\$ 120.00		\$ -		\$ -		\$ -		\$ -	300	\$ 36,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Sanitary	Lift Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Sanitary	Sanitary Subtotal	LS		\$ 373,608		\$ 464,472		\$ 409,176		\$ 742,896		\$ 393,552		\$ 415,008		\$ 238,176		\$ 213,840		\$ 173,592		\$ 724,480		\$ 173,592		\$ 724,480		\$ 173,592		\$ 724,480		\$ 173,592
Water	Fire Hydrant Assembly (Tea, 6" GV, Pipe, riser)	EA	\$ 6,000.00	18	\$ 108,000	22	\$ 132,000	19	\$ 113,660	34	\$ 206,360	17	\$ 99,320	19	\$ 113,280	11	\$ 66,160	10	\$ 59,400	8	\$ 48,220	22	\$ 132,000	8	\$ 48,220	22	\$ 132,000	8	\$ 48,220	22	\$ 132,000	
Water	Water Main 8" PVC (W/ Appurtenance)	LF	\$ 100.00	5,180	\$ 518,000	6,451	\$ 645,100	5,683	\$ 568,300	10,318	\$ 1,031,800	4,966	\$ 496,600	5,764	\$ 576,400	3,308	\$ 330,800	2,970	\$ 297,000	2,411	\$ 241,100	6,590	\$ 659,000	2,411	\$ 241,100	6,590	\$ 659,000	2,411	\$ 241,100	6,590	\$ 659,000	
Water	Water Main 12" PVC (W/ Appurtenance)	LF	\$ 125.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Water	Pump Station	EA	\$ 2,500,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Water	Water Subtotal	LS		\$ 628,680		\$ 774,120		\$ 681,960		\$ 1,238,160		\$ 595,920		\$ 691,680		\$ 396,960		\$ 356,400		\$ 289,120		\$ 790,800		\$ 289,120		\$ 790,800		\$ 289,120		\$ 790,800		\$ 289,120
Irrigation	Irrigation Main 6" (W/ Appurtenance)	LF	\$ 50.00	5,180	\$ 259,400	6,451	\$ 322,550	5,683	\$ 284,150	10,318	\$ 515,900	4,966	\$ 248,300	5,764	\$ 288,200	3,308	\$ 165,400	2,970	\$ 148,500	2,411	\$ 120,550	6,590	\$ 329,500	2,411	\$ 120,550	6,590	\$ 329,500	2,411	\$ 120,550	6,590	\$ 329,500	
Irrigation	Irrigation Main 8" (W/ Appurtenance)	LF	\$ 60.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Irrigation	Irrigation Pond	EA	\$ 1,750,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Irrigation	Pump Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Irrigation	Irrigation Subtotal	LS		\$ 265,901		\$ 322,550		\$ 284,150		\$ 515,900		\$ 248,300		\$ 288,200		\$ 165,400		\$ 148,500		\$ 120,550		\$ 329,500		\$ 120,550		\$ 329,500		\$ 120,550		\$ 329,500		\$ 120,550
Storm	18" RCP	LF	\$ 120.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	24" RCP	LF	\$ 165.00	1,588	\$ 261,038	1,858	\$ 306,570	1,577	\$ 260,205	3,569	\$ 588,885	2,483	\$ 409,695	2,338	\$ 385,770	1,654	\$ 272,910	1,485	\$ 245,025	1,208	\$ 198,908	2,188	\$ 360,690	1,208	\$ 198,908	2,188	\$ 360,690	1,208	\$ 198,908	2,188	\$ 360,690	
Storm	30" RCP	LF	\$ 225.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	36" RCP	LF	\$ 300.00	1,328	\$ 397,830	1,738	\$ 521,730	1,580	\$ 473,970	2,304	\$ 691,140	497	\$ 148,980	1,012	\$ 303,480	331	\$ 99,240	297	\$ 89,100	241	\$ 72,330	1,548	\$ 463,860	226	\$ 67,830	880	\$ 254,880	1,014	\$ 304,110	880	\$ 254,880	
Storm	48" RCP	LF	\$ 375.00	280	\$ 105,000	274	\$ 102,560	253	\$ 94,885	318	\$ 119,350		\$ -	109	\$ 40,800		\$ -		\$ -		\$ -	222	\$ 83,175	140	\$ 52,500	140	\$ 52,500	181	\$ 67,950	140	\$ 52,500	
Storm	54" RCP	LF	\$ 400.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	4' DIA Manholes	EA	\$ 5,500.00	12	\$ 66,000	15	\$ 82,500	14	\$ 77,000	25	\$ 137,500	12	\$ 66,000	14	\$ 77,000	8	\$ 44,000	7	\$ 38,500	6	\$ 33,000	16	\$ 88,000	5	\$ 27,500	7	\$ 38,500	7	\$ 38,500	7	\$ 38,500	
Storm	5' DIA Manholes	EA	\$ 7,500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	6' DIA Manholes	EA	\$ 9,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	Type C Inlet	EA	\$ 8,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	Type R Inlet 15"	EA	\$ 20,000.00	26	\$ 520,000	32	\$ 640,000	28	\$ 560,000	52	\$ 1,040,000	25	\$ 500,000	29	\$ 580,000	17	\$ 340,000	15	\$ 300,000	12	\$ 240,000	33	\$ 660,000	11	\$ 220,000	14	\$ 280,000	14	\$ 280,000	14	\$ 280,000	
Storm	Detection Ponds	EA	\$ 950,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Storm	Storm Subtotal	LS		\$ 2,314,019		\$ 1,712,724		\$ 1,517,792		\$ 2,648,817		\$ 2,110,554		\$ 2,378,647		\$ 1,723,080		\$ 694,089		\$ 563,451		\$ 1,706,433		\$ 1,478,996		\$ 1,478,996		\$ 1,478,996		\$ 1,478,996		\$ 1,478,996
Concrete	Trails	LF	\$ 35.00	1,588	\$ 55,493	1,858	\$ 65,030	1,577	\$ 55,195	3,569	\$ 124,915	2,483	\$ 86,905	2,338	\$ 81,830	1,654	\$ 57,890	1,485	\$ 51,975	1,208	\$ 42,193	2,188	\$ 76,910	1,208	\$ 42,193	2,188	\$ 76,910	1,208	\$ 42,193	2,188	\$ 76,910	
Trail	Trail Subtotal	LS		\$ 55,493		\$ 65,030		\$ 55,195		\$ 124,915		\$ 86,905		\$ 81,830		\$ 57,890		\$ 51,975		\$ 42,193		\$ 76,910		\$ 42,193		\$ 76,910		\$ 42,193		\$ 76,910		\$ 42,193
Streets	Major Arterial - Full Width	LF	\$ 850.00	440	\$ 374,000	1,411	\$ 1,199,350		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Minor Arterial - Full Width	LF	\$ 800.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Major Collector - Full Width	LF	\$ 650.00	1,578	\$ 1,025,700	1,324	\$ 860,600	2,043	\$ 1,327,950	3,180	\$ 2,067,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Minor Collector - Full Width	LF	\$ 500.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Local - Rural Residential	LF	\$ 400.00	3,177	\$ 1,268,400	3,716	\$ 1,486,400	3,154	\$ 1,261,600	7,138	\$ 2,855,200	4,966	\$ 1,986,400	4,676	\$ 1,870,400	3,308	\$ 1,323,200	2,970	\$ 1,188,000	2,411	\$ 964,400	2,218	\$ 887,200	2,261	\$ 904,400	1,495	\$ 598,000	1,077	\$ 430,800	1,077	\$ 430,800	
Streets	Roundabouts	EA	\$ 1,350,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Relocate Xcel Power Lines	EA	\$ 1,150,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Primary Monumentation	EA	\$ 700,000.00	1	\$ 700,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Secondary Monumentation	EA	\$ 225,000.00	1	\$ 225,000		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Meadows Parkway and Santa Fe Drive (#1)	EA	\$ 200,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Founders Parkway and Allen Viley (#2)	EA	\$ 75,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Founders Parkway and Woodlands Blvd (#4)	EA	\$ 175,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Founders Parkway and Crowfoot Valley Road (#5)	EA	\$ 175,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Liggett Road and Santa Fe Drive (#6)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Black Feather Trail and Woodlands Blvd (#8)	EA	\$ 600,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Founders Parkway and Crimson Sky Drive (#9)	EA	\$ 1,750,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Founders Pkwy and Rising Sun Drive (#12)	EA	\$ 750,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Fifth St and Perry Street (#14)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Fifth St and Founders Parkway (#16)	EA	\$ 250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Liggett Road Site Access (#17)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Front Street Site Access (#18)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	I-25 Underpass	EA	\$ 14,000,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Front St. Underpass	EA	\$ 10,000,000.00		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -	
Streets	Street Subtotal	LS		\$ 3,983,100		\$ 5,121,350																										





3/31/2025 PINE CANYON METRO DISTRICTS COST ESTIMATE				C1		C2		C3		OS1		OS2		OS3		Utility Connections		Total						
Presented by CORE				Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total	Qty	Total					
Group	Activity	Unit	Unit Cost																					
Residential Metro District Cost Estimate																								
Sanitary	Sanitary Sewer 8" W/ MH	LF	\$ 80.00		\$ -		\$ -		\$ -	3,869.10	\$	309,528		\$ -		\$ -	860	\$	46,400					
Sanitary	Sanitary Sewer 12" W/ MH	LF	\$ 120.00		\$ -		\$ -		\$ -		\$ -				\$ -	1,625	\$	195,000						
Sanitary	Lift Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -				\$ -		\$ -	1,925	\$	231,000				
Sanitary	Sanitary Subtotal	LS			\$ -		\$ -		\$ -		\$	309,528		\$ -		\$ -		\$	241,400	\$	5,028,968			
Water	Fire Hydrant Assembly (Tee, 6" GV, Pipe, riser)	EA	\$ 6,000.00		\$ -		\$ -		\$ -	14	\$	85,980					\$ -		221	\$	1,325,880			
Water	Water Main 8" PVC (W/ Appurtenance)	LF	\$ 100.00		\$ -		\$ -		\$ -	4,290	\$	429,900				490	\$	49,000	66,484	\$	6,648,400			
Water	Water Main 12" PVC (W/ Appurtenance)	LF	\$ 125.00		\$ -		\$ -		\$ -		\$ -					650	\$	81,250	1,300	\$	162,500			
Water	Pump Station	EA	\$ 2,500,000.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Water	Water Subtotal	LS			\$ -		\$ -		\$ -		\$	515,880		\$ -		\$ -		\$	130,250	\$	8,136,780			
Irrigation	Irrigation Main 6" (W/ Appurtenance)	LF	\$ 50.00		\$ -		\$ -		\$ -	4,290	\$	214,950				490	\$	24,500	66,484	\$	3,324,200			
Irrigation	Irrigation Main 8" (W/ Appurtenance)	LF	\$ 60.00		\$ -		\$ -		\$ -		\$ -					650	\$	39,000	1,300	\$	78,000			
Irrigation	Irrigation Pond	EA	\$ 1,750,000.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Irrigation	Pump Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Irrigation	Irrigation Subtotal	LS			\$ -		\$ -		\$ -		\$	214,950		\$ -		\$ -		\$	63,500	\$	3,402,200			
Storm	18" RCP	LF	\$ 120.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Storm	24" RCP	LF	\$ 165.00		\$ -		\$ -		\$ -	55	\$	8,993					\$ -		22,412	\$	3,697,980			
Storm	30" RCP	LF	\$ 225.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Storm	36" RCP	LF	\$ 300.00		\$ -		\$ -		\$ -	2,106	\$	631,770					\$ -		15,067	\$	4,520,220			
Storm	48" RCP	LF	\$ 375.00		\$ -		\$ -		\$ -	419	\$	157,125					\$ -		2,117	\$	793,875			
Storm	54" RCP	LF	\$ 400.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Storm	4" DIA Manholes	EA	\$ 5,500.00		\$ -		\$ -		\$ -	10	\$	56,747					\$ -		158	\$	871,121			
Storm	5" DIA Manholes	EA	\$ 7,500.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Storm	6" DIA Manholes	EA	\$ 9,000.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Storm	Type C Inlet	EA	\$ 8,000.00		\$ -		\$ -		\$ -	4	\$	34,392					\$ -		66	\$	527,952			
Storm	Type R Inlet 15"	EA	\$ 20,000.00		\$ -		\$ -		\$ -	21	\$	423,900					\$ -		330	\$	6,598,400			
Storm	Detention Ponds	EA	\$ 950,000.00		\$ -		\$ -		\$ -	1	\$	950,000					\$ -		10	\$	9,500,000			
Storm	Storm Subtotal	LS			\$ -		\$ -		\$ -		\$	2,268,926		\$ -		\$ -		\$			\$ 26,518,548			
Concrete	Trails	LF	\$ 35.00		\$ -		\$ -		\$ -	55	\$	1,908					\$ -		22,412	\$	784,420			
Trail	Trail Subtotal	LS			\$ -		\$ -		\$ -		\$	1,908		\$ -		\$ -		\$			\$ 784,420			
Streets	Major Arterial - Full Width	LF	\$ 850.00		\$ -		\$ -		\$ -		\$ -						\$ -		3,384	\$	2,876,400			
Streets	Minor Arterial - Full Width	LF	\$ 800.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Streets	Major Collector - Full Width	LF	\$ 650.00		\$ -		\$ -		\$ -	1,543	\$	1,002,950					\$ -		11,347	\$	7,375,550			
Streets	Minor Collector - Full Width	LF	\$ 550.00		\$ -		\$ -		\$ -	2,647	\$	1,455,850					\$ -		6,439	\$	3,541,450			
Streets	Local - Rural Residential	LF	\$ 400.00		\$ -		\$ -		\$ -	109	\$	43,600					\$ -		44,824	\$	17,929,600			
Streets	Roundabouts	EA	\$ 1,350,000.00		\$ -		\$ -		\$ -	1	\$	1,350,000					\$ -		3	\$	4,050,000			
Streets	Relocate Xcel Power Lines	EA	\$ 1,150,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	1,150,000			
Streets	Primary Monumentation	EA	\$ 700,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		4	\$	2,800,000			
Streets	Secondary Monumentation	EA	\$ 225,000.00		\$ -		\$ -		\$ -	1	\$	225,000		1	\$	225,000			17	\$	3,825,000			
Streets	Meadows Parkway and Santa Fe Drive (#1)	EA	\$ 200,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	200,000			
Streets	Founders Parkway and Allen Way (#2)	EA	\$ 75,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	75,000			
Streets	Founders Parkway and Woodlands Blvd (#4)	EA	\$ 175,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	175,000			
Streets	Founders Parkway and Crowfoot Valley Road (#5)	EA	\$ 175,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	175,000			
Streets	Liggett Road and Santa Fe Drive (#6)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	1,250,000			
Streets	Black Feather Trail and Woodlands Blvd (#8)	EA	\$ 650,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	650,000			
Streets	Founders Parkway and Crimson Sky Drive (#9)	EA	\$ 1,750,000.00		\$ -		\$ -		\$ -	1	\$	1,750,000					\$ -		2	\$	3,500,000			
Streets	Founders Pkwy and Rising Sun Drive (#12)	EA	\$ 750,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	750,000			
Streets	Fifth St and Perry Street (#14)	EA	\$ 125,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	125,000			
Streets	Fifth St and Founders Parkway (#16)	EA	\$ 250,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	250,000			
Streets	Liggett Road Site Access (#17)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	1,250,000			
Streets	Front Street Site Access (#18)	EA	\$ 1,250,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	1,250,000			
Streets	1-25 Underpass	EA	\$ 14,000,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	14,000,000			
Streets	Front St. Underpass	EA	\$ 10,000,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		1	\$	10,000,000			
Streets	Street Subtotal	LS			\$ -		\$ -		\$ -		\$	5,827,400		\$	225,900	\$	225,900		\$	33,050,000	\$	77,198,000		
Landscape	Major Arterial - Full Width	LF	\$ 130.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Landscape	Minor Arterial - Full Width	LF	\$ 110.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Landscape	Major Collector - Full Width	LF	\$ 90.00		\$ -		\$ -		\$ -	1,543	\$	138,870					\$ -		11,347	\$	1,027,230			
Landscape	Minor Collector - Full Width	LF	\$ 70.00		\$ -		\$ -		\$ -	2,647	\$	185,290					\$ -		6,439	\$	450,730			
Landscape	Local - Rural Residential	EA	\$ 60.00		\$ -		\$ -		\$ -	109	\$	6,540					\$ -		44,824	\$	2,689,440			
Landscape	Parks	EA	\$ 1,000,000.00		\$ -		\$ -		\$ -		\$ -						\$ -		3	\$	3,000,000			
Landscape	Channel Improvements	LF	\$ 2,000.00		\$ -		\$ -		\$ -		\$ -						\$ -				\$ -			
Landscape	Landscape Subtotal	LS			\$ -		\$ -		\$ -		\$	330,700					\$	2,500	\$	5,000,000	\$	9,000,000		
Residential Metro District Development Cost Subtotal					\$ -		\$ -		\$ -		\$	6,428,994		\$	225,900	\$	225,900		\$	38,050,000	Metro Subtotal	\$	133,642,236	
25% Contingency					\$ -		\$ -		\$ -		\$	2,087,233		\$	56,250		\$	56,250		\$	9,512,500	\$	33,415,559	
10% Engineering and Surveying					\$ -		\$ -		\$ -		\$	842,893		\$	22,500		\$	22,500		\$	3,805,000	\$	13,346,224	
5% Construction Management					\$ -		\$ -		\$ -		\$	421,447		\$	11,250		\$	11,250		\$	1,992,500	\$	6,683,112	
Total Per PA					\$ -		\$ -		\$ -		\$	11,896,567		\$	315,900		\$	315,900		\$	53,270,000	Metro Total	\$	187,127,130
Business Metro District Cost Estimate																								
Sanitary	Sanitary Sewer 8" W/ MH	LF	\$ 80.00	1,148	\$	91,656		2,454	\$	196,344	1,687	\$	134,928		\$ -		\$ -	5,287	\$	422,928				
Sanitary	Sanitary Sewer 12" W/ MH	LF	\$ 120.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Sanitary	Lift Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Sanitary	Sanitary Subtotal	LS			\$ 91,656		\$ 196,344		\$ 134,928		\$	134,928		\$ -		\$ -		\$			\$ 422,928			
Water	Fire Hydrant Assembly (Tee, 6" GV, Pipe, riser)	EA	\$ 6,000.00	4	\$	25,440		9	\$	54,540	9	\$	37,480		\$ -		\$ -	20	\$	117,480				
Water	Water Main 8" PVC (W/ Appurtenance)	LF	\$ 100.00	1,273	\$	127,300		2,727	\$	272,700	1,874	\$	187,400		\$ -		\$ -	5,874	\$	587,400				
Water	Water Main 12" PVC (W/ Appurtenance)	LF	\$ 125.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Water	Pump Station	EA	\$ 2,500,000.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Water	Water Subtotal	LS			\$ 152,760		\$ 327,240		\$ 224,880		\$ -		\$ -		\$ -		\$ -		\$		\$ 704,880			
Irrigation	Irrigation Main 6" (W/ Appurtenance)	LF	\$ 50.00	1,273	\$	63,650		2,727	\$	136,350	1,874	\$	93,700		\$ -		\$ -	5,874	\$	293,700				
Irrigation	Irrigation Main 8" (W/ Appurtenance)	LF	\$ 60.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Irrigation	Irrigation Pond	EA	\$ 1,750,000.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -				
Irrigation	Pump Station	EA	\$ 3,500,000.00		\$ -		\$ -		\$ -		\$ -					\$ -				\$ -</				





**EXHIBIT F****Financial Plan**



**PINE CANYON METROPOLITAN DISTRICT Nos. 1-5**  
Douglas County, Colorado  


---

**GENERAL OBLIGATION BONDS, SERIES 2027**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037**  


---

**Combined District Revenues / Service Plan**  


---

<b>Bond Assumptions</b>	<b>Series 2027</b>	<b>Series 2037</b>	<b>Total</b>
Closing Date	12/1/2027	12/1/2037	
First Call Date	12/1/2032	12/12/047	
Final Maturity	12/1/2057	12/1/2067	
<b>Sources of Funds</b>			
Par Amount	99,075,000	198,485,000	<b>297,560,000</b>
Funds on Hand	0	9,720,000	<b>9,720,000</b>
Total	99,075,000	208,205,000	<b>307,280,000</b>
<b>Uses of Funds</b>			
Project Fund	<b>\$72,962,750</b>	<b>\$109,107,575</b>	<b>\$182,070,325</b>
Refunding Escrow	0	97,855,000	97,855,000
Debt Service Reserve	0	0	0
Capitalized Interest	14,861,250	0	14,861,250
Surplus Deposit	8,969,500	0	8,969,500
Costs of Issuance	2,281,500	1,242,425	3,523,925
Total	99,075,000	208,205,000	<b>307,280,000</b>
<b>Bond Features</b>			
Projected Coverage at Mill Levy Cap	120x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	3.500%	
Annual Trustee Fee	\$4,000	\$4,000	
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	6.00%	6.00%	
<b>Taxing Authority Assumptions</b>			
<b>Metropolitan District Revenue</b>			
Residential Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.96%		
<i>Current Assumption</i>	6.80%		
Residential (Multi-Family) Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.96%		
<i>Future Assumption</i>	6.80%		
Commercial Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	29.00%		
<i>Current Assumption</i>	25.00%		
Debt Service Mills			
<i>Service Plan Mill Levy Cap (Unadjusted)</i>	50.000		
<i>Target Mill Levy - MD#1</i>	58.529		
<i>Target Mill Levy - MD#2</i>	58.529		
<i>Target Mill Levy - MD#3</i>	58.529		
<i>Target Mill Levy - MD#4</i>	58.529		
<i>Target Mill Levy - MD#5</i>	34.800		
Specific Ownership Taxes	0.00%		
County Treasurer Fee	1.50%		
Facility Fees			
<i>SFD</i>	\$2,000 / unit		
<i>TH</i>	\$2,000 / unit		
<i>MF</i>	\$1,000 / unit		
<i>Retail / Office</i>	\$0.50 / sf		
<i>Hotel</i>	\$250 / room		

**PINE CANYON METROPOLITAN DISTRICT No. 1 (Residential)**  
**Development Summary**

	Residential								Total Residential
	SFD 50'	SFD 65'	SFD 75'	SFD Custom	Product 5	Product 6	Product 7	Product 8	
Statutory Actual Value (2025)	\$556,000	\$695,750	\$1,008,838	\$1,356,713	\$	\$	\$	\$	
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	48	24	15	10	-	-	-	-	97
2028	48	24	19	14	-	-	-	-	105
2029	48	24	21	17	-	-	-	-	110
2030	48	24	24	15	-	-	-	-	111
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	192	96	79	56	-	-	-	-	423
Total Statutory Actual Value	\$106,752,000	\$66,792,000	\$79,698,202	\$75,975,928	\$	\$	\$	\$	\$329,218,130

PINE CANYON METROPOLITAN DISTRICT No. 2 (Residential)  
Development Summary

	Residential								Total Residential
	SFD 50'	SFD 65'	SFD 75'	SFD Custom	Product 5	Product 6	Product 7	Product 8	
Statutory Actual Value (2025)	\$556,600	\$695,750	\$1,008,838	\$1,356,713	\$	\$	\$	\$	
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	48	24	24	17	-	-	-	-	113
2032	48	24	24	17	-	-	-	-	113
2033	21	24	24	17	-	-	-	-	86
2034	-	1	24	17	-	-	-	-	42
2035	-	-	6	17	-	-	-	-	23
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	117	73	102	85	-	-	-	-	377
Total Statutory Actual Value	\$65,122,200	\$50,789,750	\$102,901,476	\$115,320,605	\$	\$	\$	\$	\$334,134,031



PINE CANYON METROPOLITAN DISTRICT No. 3 (MF)  
Development Summary

	Residential (Multi-Family)								Total Residential (MF)
	Apts 1	Apts 2	Apts 3	Apts 4	Apts 5	Apts 6	Apts 7	Apts 8	
Statutory Actual Value (2025)	\$292,215	\$292,215	\$	\$	\$	\$	\$	\$	
2021	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	250	-	-	-	-	-	-	-	250
2031	-	-	-	-	-	-	-	-	-
2032	-	250	-	-	-	-	-	-	250
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	250	250	-	-	-	-	-	-	500
Total Statutory Actual Value	\$73,053,750	\$73,053,750	\$	\$	\$	\$	\$	\$	\$146,107,500

PINE CANYON METROPOLITAN DISTRICT No. 4 (MF)  
Development Summary

	Residential (Multi-Family)								Total Residential (MF)
	Apts 1	Apts 2	Apts 3	Apts 4	Apts 5	Apts 6	Apts 7	Apts 8	
Statutory Actual Value (2025)	\$292,215	\$292,215	\$	\$	\$	\$	\$	\$	
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	250	-	-	-	-	-	-	-	250
2035	-	-	-	-	-	-	-	-	-
2036	-	250	-	-	-	-	-	-	250
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	250	250	-	-	-	-	-	-	500
Total Statutory Actual Value	\$73,053,750	\$73,053,750	\$	\$	\$	\$	\$	\$	\$146,107,500

PINE CANYON METROPOLITAN DISTRICT No. 5 (Commercial)  
Development Summary



	Commercial					Total Commercial	Hotel		Total Hotel
	Retail / Office	Product B	Product C	Product D	Product E		Hotel 1	Hotel 2	
Statutory Actual Value (2025)	\$298	\$	\$	\$	\$		\$232,389	\$	
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	50,000	-	-	-	-	50,000	-	-	-
2028	50,000	-	-	-	-	50,000	-	-	-
2029	150,000	-	-	-	-	150,000	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	150,000	-	-	-	-	150,000	-	-	-
2032	-	-	-	-	-	-	220	-	220
2033	75,000	-	-	-	-	75,000	-	-	-
2034	75,000	-	-	-	-	75,000	-	-	-
2035	50,000	-	-	-	-	50,000	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
Total Units	600,000	-	-	-	-	600,000	220	-	220
Total Statutory Actual Value	\$178,800,000	\$	\$	\$	\$	\$178,800,000	\$51,125,580	\$	\$51,125,580

PINE CANYON METROPOLITAN DISTRICT No. 1 (Residential)  
Assessed Value Calculation

	Vacant Land			Residential							Total
	Cumulative Statutory		Assessed Value	Total	Biennial	Cumulative Statutory	Legislative	Cumulative Statutory		Assessed Value	Assessed Value
	Actual Value <sup>1</sup>	VAR	in Collection Year (2-year lag)	Residential Units	Reassessment	Actual Value	Adj. (est.) (Cumulative)	Actual Value (after Exemptions)	RAR	in Collection Year (2-year lag)	in Collection Year (2-year lag)
					6.00%						
2021	0			0		0		0			
2022	0			0		0		0			
2023	0	29.00%	0	0		0		0	6.950%	0	0
2024	0	27.90%	0	0	0	0	0	0	6.700%	0	0
2025	0	27.90%	0	0		0		0	6.700%	0	0
2026	7,208,570	27.00%	0	0	0	0		0	6.250%	0	0
2027	8,154,790	26.00%	0	97		74,997,962		74,997,962	6.800%	0	0
2028	8,763,572	25.00%	1,802,143	105	4,499,878	166,037,128		166,037,128	6.800%	0	1,802,143
2029	8,794,881	25.00%	2,038,698	110		260,896,849		260,896,849	6.800%	5,099,861	7,138,559
2030	0	25.00%	2,190,893	111	15,653,811	373,653,249		373,653,249	6.800%	11,290,525	13,481,418
2031	0	25.00%	2,198,720	0		373,653,249		373,653,249	6.800%	17,740,986	19,939,706
2032	0	25.00%	0	0	22,419,195	396,072,444		396,072,444	6.800%	25,408,421	25,408,421
2033	0	25.00%	0	0		396,072,444		396,072,444	6.800%	25,408,421	25,408,421
2034	0	25.00%	0	0	23,764,347	419,836,791		419,836,791	6.800%	26,932,926	26,932,926
2035	0	25.00%	0	0		419,836,791		419,836,791	6.800%	26,932,926	26,932,926
2036	0	25.00%	0	0	25,190,207	445,026,998		445,026,998	6.800%	28,548,902	28,548,902
2037	0	25.00%	0	0		445,026,998		445,026,998	6.800%	28,548,902	28,548,902
2038	0	25.00%	0	0	26,701,620	471,728,618		471,728,618	6.800%	30,261,836	30,261,836
2039	0	25.00%	0	0		471,728,618		471,728,618	6.800%	30,261,836	30,261,836
2040	0	25.00%	0	0	28,303,717	500,032,335		500,032,335	6.800%	32,077,546	32,077,546
2041	0	25.00%	0	0		500,032,335		500,032,335	6.800%	32,077,546	32,077,546
2042	0	25.00%	0	0	30,001,940	530,034,275		530,034,275	6.800%	34,002,199	34,002,199
2043	0	25.00%	0	0		530,034,275		530,034,275	6.800%	34,002,199	34,002,199
2044	0	25.00%	0	0	31,802,057	561,836,332		561,836,332	6.800%	36,042,331	36,042,331
2045	0	25.00%	0	0		561,836,332		561,836,332	6.800%	36,042,331	36,042,331
2046	0	25.00%	0	0	33,710,180	595,546,512		595,546,512	6.800%	38,204,871	38,204,871
2047	0	25.00%	0	0		595,546,512		595,546,512	6.800%	38,204,871	38,204,871
2048	0	25.00%	0	0	35,732,791	631,279,302		631,279,302	6.800%	40,497,163	40,497,163
2049	0	25.00%	0	0		631,279,302		631,279,302	6.800%	40,497,163	40,497,163
2050	0	25.00%	0	0	37,876,758	669,156,061		669,156,061	6.800%	42,926,993	42,926,993
2051	0	25.00%	0	0		669,156,061		669,156,061	6.800%	42,926,993	42,926,993
2052	0	25.00%	0	0	40,149,364	709,305,424		709,305,424	6.800%	45,502,612	45,502,612
2053	0	25.00%	0	0		709,305,424		709,305,424	6.800%	45,502,612	45,502,612
2054	0	25.00%	0	0	42,558,325	751,863,750		751,863,750	6.800%	48,232,769	48,232,769
2055	0	25.00%	0	0		751,863,750		751,863,750	6.800%	48,232,769	48,232,769
2056	0	25.00%	0	0	45,111,825	796,975,575		796,975,575	6.800%	51,126,735	51,126,735
2057	0	25.00%	0	0		796,975,575		796,975,575	6.800%	51,126,735	51,126,735
2058	0	25.00%	0	0	47,818,534	844,794,109		844,794,109	6.800%	54,194,339	54,194,339
2059	0	25.00%	0	0		844,794,109		844,794,109	6.800%	54,194,339	54,194,339
2060	0	25.00%	0	0	50,687,647	895,481,756		895,481,756	6.800%	57,445,999	57,445,999
2061	0	25.00%	0	0		895,481,756		895,481,756	6.800%	57,445,999	57,445,999
2062	0	25.00%	0	0	53,728,905	949,210,661		949,210,661	6.800%	60,892,759	60,892,759
2063	0	25.00%	0	0		949,210,661		949,210,661	6.800%	60,892,759	60,892,759
2064	0	25.00%	0	0	56,952,640	1,006,163,301		1,006,163,301	6.800%	64,546,325	64,546,325
2065	0	25.00%	0	0		1,006,163,301		1,006,163,301	6.800%	64,546,325	64,546,325
2066	0	25.00%	0	0	60,369,798	1,066,533,099		1,066,533,099	6.800%	68,419,104	68,419,104
2067	0	25.00%	0	0		1,066,533,099		1,066,533,099	6.800%	68,419,104	68,419,104
Total				423	713,033,538		0				

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

2. Manual adjustment to actual value per assessor



PINE CANYON METROPOLITAN DISTRICT No. 1 (Residential)  
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue			Expenses	Total
	Assessed Value	District Mill Levy <sup>1</sup>	District Mill Levy	Specific Ownership	SFD	SFA	MF	County Treasurer	Revenue Available
	In Collection Year	50.000 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Facility Fees	Fee	for Debt Service
	(2-year lag)		99.5%	0.00%	\$2,000 / unit	\$2,000 / unit	\$1,000 / unit	1.50%	
		58.529 Target							
2021									
2022									
2023	0	0.000	0	0	0	0	0	0	0
2024	0	0.000	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0
2027	0	0.000	0	0	194,000	0	0	0	194,000
2028	1,802,143	58.000	104,002	0	210,000	0	0	(1,560)	312,442
2029	7,138,559	58.378	414,651	0	220,000	0	0	(6,220)	628,431
2030	13,481,418	58.443	783,955	0	222,000	0	0	(11,759)	994,196
2031	19,939,706	58.471	1,160,065	0	0	0	0	(17,401)	1,142,664
2032	25,408,421	58.529	1,479,694	0	0	0	0	(22,195)	1,457,498
2033	25,408,421	58.529	1,479,694	0	0	0	0	(22,195)	1,457,498
2034	26,932,926	58.529	1,568,475	0	0	0	0	(23,527)	1,544,948
2035	26,932,926	58.529	1,568,475	0	0	0	0	(23,527)	1,544,948
2036	28,548,902	58.529	1,662,584	0	0	0	0	(24,939)	1,637,645
2037	28,548,902	58.529	1,662,584	0	0	0	0	(24,939)	1,637,645
2038	30,261,836	58.529	1,762,339	0	0	0	0	(26,435)	1,735,904
2039	30,261,836	58.529	1,762,339	0	0	0	0	(26,435)	1,735,904
2040	32,077,546	58.529	1,868,079	0	0	0	0	(28,021)	1,840,058
2041	32,077,546	58.529	1,868,079	0	0	0	0	(28,021)	1,840,058
2042	34,002,199	58.529	1,980,164	0	0	0	0	(29,702)	1,950,462
2043	34,002,199	58.529	1,980,164	0	0	0	0	(29,702)	1,950,462
2044	36,042,331	58.529	2,098,974	0	0	0	0	(31,485)	2,067,489
2045	36,042,331	58.529	2,098,974	0	0	0	0	(31,485)	2,067,489
2046	38,204,871	58.529	2,224,912	0	0	0	0	(33,374)	2,191,539
2047	38,204,871	58.529	2,224,912	0	0	0	0	(33,374)	2,191,539
2048	40,497,163	58.529	2,358,407	0	0	0	0	(35,376)	2,323,031
2049	40,497,163	58.529	2,358,407	0	0	0	0	(35,376)	2,323,031
2050	42,926,993	58.529	2,499,912	0	0	0	0	(37,499)	2,462,413
2051	42,926,993	58.529	2,499,912	0	0	0	0	(37,499)	2,462,413
2052	45,502,612	58.529	2,649,906	0	0	0	0	(39,749)	2,610,158
2053	45,502,612	58.529	2,649,906	0	0	0	0	(39,749)	2,610,158
2054	48,232,769	58.529	2,808,901	0	0	0	0	(42,134)	2,766,767
2055	48,232,769	58.529	2,808,901	0	0	0	0	(42,134)	2,766,767
2056	51,126,735	58.529	2,977,435	0	0	0	0	(44,662)	2,932,773
2057	51,126,735	58.529	2,977,435	0	0	0	0	(44,662)	2,932,773
2058	54,194,339	58.529	3,156,081	0	0	0	0	(47,341)	3,108,740
2059	54,194,339	58.529	3,156,081	0	0	0	0	(47,341)	3,108,740
2060	57,445,999	58.529	3,345,446	0	0	0	0	(50,182)	3,295,264
2061	57,445,999	58.529	3,345,446	0	0	0	0	(50,182)	3,295,264
2062	60,892,759	58.529	3,546,172	0	0	0	0	(53,193)	3,492,980
2063	60,892,759	58.529	3,546,172	0	0	0	0	(53,193)	3,492,980
2064	64,546,325	58.529	3,758,943	0	0	0	0	(56,384)	3,702,559
2065	64,546,325	58.529	3,758,943	0	0	0	0	(56,384)	3,702,559
2066	68,419,104	58.529	3,984,479	0	0	0	0	(59,767)	3,924,712
2067	68,419,104	58.529	3,984,479	0	0	0	0	(59,767)	3,924,712
Total			93,924,479	0	846,000	0	0	(1,408,867)	93,361,612

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).

PINE CANYON METROPOLITAN DISTRICT No. 2 (Residential)  
Assessed Value Calculation

	Vacant Land			Residential							Total
	Cumulative Statutory		Assessed Value	Total	Biennial	Cumulative Statutory	Legislative	Cumulative Statutory	Assessed Value		Assessed Value
	Actual Value <sup>1</sup>	VAR	in Collection Year (2-year lag)	Residential Units	Reassessment	Actual Value	Adj. (est.) (Cumulative)	Actual Value (after Exemptions)	RAR	in Collection Year (2-year lag)	in Collection Year (2-year lag)
					6.00%						
2021	0			0		0		0			
2022	0			0		0		0			
2023	0	29.00%	0	0		0		0	6.950%	0	0
2024	0	27.90%	0	0	0	0	0	0	6.700%	0	0
2025	0	27.90%	0	0		0		0	6.700%	0	0
2026	0	27.00%	0	0	0	0		0	6.250%	0	0
2027	0	26.00%	0	0		0		0	6.800%	0	0
2028	0	25.00%	0	0	0	0		0	6.800%	0	0
2029	0	25.00%	0	0		0		0	6.800%	0	0
2030	9,069,103	25.00%	0	0	0	0		0	6.800%	0	0
2031	9,069,103	25.00%	0	113		102,132,833		102,132,833	6.800%	0	0
2032	7,566,283	25.00%	2,267,276	113	6,127,970	212,436,293		212,436,293	6.800%	0	2,267,276
2033	4,797,198	25.00%	2,267,276	86		301,087,361		301,087,361	6.800%	6,945,033	9,212,308
2034	2,911,715	25.00%	1,891,571	42	18,065,242	376,483,563		376,483,563	6.800%	14,445,668	16,337,239
2035	0	25.00%	1,199,300	23		411,977,205		411,977,205	6.800%	20,473,941	21,673,240
2036	0	25.00%	727,929	0	24,718,632	436,695,837		436,695,837	6.800%	25,600,882	26,328,811
2037	0	25.00%	0	0		436,695,837		436,695,837	6.800%	28,014,450	28,014,450
2038	0	25.00%	0	0	26,201,750	462,897,588		462,897,588	6.800%	29,695,317	29,695,317
2039	0	25.00%	0	0		462,897,588		462,897,588	6.800%	29,695,317	29,695,317
2040	0	25.00%	0	0	27,773,855	490,671,443		490,671,443	6.800%	31,477,036	31,477,036
2041	0	25.00%	0	0		490,671,443		490,671,443	6.800%	31,477,036	31,477,036
2042	0	25.00%	0	0	29,440,287	520,111,730		520,111,730	6.800%	33,365,658	33,365,658
2043	0	25.00%	0	0		520,111,730		520,111,730	6.800%	33,365,658	33,365,658
2044	0	25.00%	0	0	31,206,704	551,318,433		551,318,433	6.800%	35,367,598	35,367,598
2045	0	25.00%	0	0		551,318,433		551,318,433	6.800%	35,367,598	35,367,598
2046	0	25.00%	0	0	33,079,106	584,397,539		584,397,539	6.800%	37,489,653	37,489,653
2047	0	25.00%	0	0		584,397,539		584,397,539	6.800%	37,489,653	37,489,653
2048	0	25.00%	0	0	35,063,852	619,461,392		619,461,392	6.800%	39,739,033	39,739,033
2049	0	25.00%	0	0		619,461,392		619,461,392	6.800%	39,739,033	39,739,033
2050	0	25.00%	0	0	37,167,684	656,629,075		656,629,075	6.800%	42,123,375	42,123,375
2051	0	25.00%	0	0		656,629,075		656,629,075	6.800%	42,123,375	42,123,375
2052	0	25.00%	0	0	39,397,745	696,026,820		696,026,820	6.800%	44,650,777	44,650,777
2053	0	25.00%	0	0		696,026,820		696,026,820	6.800%	44,650,777	44,650,777
2054	0	25.00%	0	0	41,761,609	737,788,429		737,788,429	6.800%	47,329,824	47,329,824
2055	0	25.00%	0	0		737,788,429		737,788,429	6.800%	47,329,824	47,329,824
2056	0	25.00%	0	0	44,267,306	782,055,735		782,055,735	6.800%	50,169,613	50,169,613
2057	0	25.00%	0	0		782,055,735		782,055,735	6.800%	50,169,613	50,169,613
2058	0	25.00%	0	0	46,923,344	828,979,079		828,979,079	6.800%	53,179,790	53,179,790
2059	0	25.00%	0	0		828,979,079		828,979,079	6.800%	53,179,790	53,179,790
2060	0	25.00%	0	0	49,738,745	878,717,823		878,717,823	6.800%	56,370,577	56,370,577
2061	0	25.00%	0	0		878,717,823		878,717,823	6.800%	56,370,577	56,370,577
2062	0	25.00%	0	0	52,723,069	931,440,893		931,440,893	6.800%	59,752,812	59,752,812
2063	0	25.00%	0	0		931,440,893		931,440,893	6.800%	59,752,812	59,752,812
2064	0	25.00%	0	0	55,886,454	987,327,346		987,327,346	6.800%	63,337,981	63,337,981
2065	0	25.00%	0	0		987,327,346		987,327,346	6.800%	63,337,981	63,337,981
2066	0	25.00%	0	0	59,239,641	1,046,566,987		1,046,566,987	6.800%	67,138,260	67,138,260
2067	0	25.00%	0	0		1,046,566,987		1,046,566,987	6.800%	67,138,260	67,138,260
Total				377	658,782,994		0				

1. Vacant land value calculated in year prior to construction as 10% of built-out market value  
2. Manual adjustment to actual value per assessor

PINE CANYON METROPOLITAN DISTRICT No. 2 (Residential)  
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue			Expenses	Total
	Assessed Value	District Mill Levy <sup>1</sup>	District Mill Levy	Specific Ownership	SFD	SFA	MF	County Treasurer	Revenue Available
	In Collection Year	50,000 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Facility Fees	Fee	for Debt Service
	(2-year lag)		99.5%	0.00%	\$2,000 / unit	\$2,000 / unit	\$1,000 / unit	1.50%	
		58,529 Target							
2021									
2022									
2023	0	0.000	0	0	0	0	0	0	0
2024	0	0.000	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0
2027	0	0.000	0	0	0	0	0	0	0
2028	0	0.000	0	0	0	0	0	0	0
2029	0	0.000	0	0	0	0	0	0	0
2030	0	0.000	0	0	0	0	0	0	0
2031	0	0.000	0	0	226,000	0	0	0	226,000
2032	2,267,276	58.000	130,844	0	226,000	0	0	(1,963)	354,882
2033	9,212,308	58.399	535,300	0	172,000	0	0	(8,029)	699,270
2034	16,337,239	58.468	950,430	0	84,000	0	0	(14,256)	1,020,173
2035	21,673,240	58.500	1,261,545	0	46,000	0	0	(18,923)	1,288,622
2036	26,328,811	58.514	1,532,901	0	0	0	0	(22,994)	1,509,908
2037	28,014,450	58.529	1,631,459	0	0	0	0	(24,472)	1,606,988
2038	29,695,317	58.529	1,729,347	0	0	0	0	(25,940)	1,703,407
2039	29,695,317	58.529	1,729,347	0	0	0	0	(25,940)	1,703,407
2040	31,477,036	58.529	1,833,108	0	0	0	0	(27,497)	1,805,611
2041	31,477,036	58.529	1,833,108	0	0	0	0	(27,497)	1,805,611
2042	33,365,658	58.529	1,943,094	0	0	0	0	(29,146)	1,913,948
2043	33,365,658	58.529	1,943,094	0	0	0	0	(29,146)	1,913,948
2044	35,367,598	58.529	2,059,680	0	0	0	0	(30,895)	2,028,785
2045	35,367,598	58.529	2,059,680	0	0	0	0	(30,895)	2,028,785
2046	37,489,653	58.529	2,183,261	0	0	0	0	(32,749)	2,150,512
2047	37,489,653	58.529	2,183,261	0	0	0	0	(32,749)	2,150,512
2048	39,739,033	58.529	2,314,256	0	0	0	0	(34,714)	2,279,543
2049	39,739,033	58.529	2,314,256	0	0	0	0	(34,714)	2,279,543
2050	42,123,375	58.529	2,453,112	0	0	0	0	(36,797)	2,416,315
2051	42,123,375	58.529	2,453,112	0	0	0	0	(36,797)	2,416,315
2052	44,650,777	58.529	2,600,299	0	0	0	0	(39,004)	2,561,294
2053	44,650,777	58.529	2,600,299	0	0	0	0	(39,004)	2,561,294
2054	47,329,824	58.529	2,756,316	0	0	0	0	(41,345)	2,714,972
2055	47,329,824	58.529	2,756,316	0	0	0	0	(41,345)	2,714,972
2056	50,169,613	58.529	2,921,695	0	0	0	0	(43,825)	2,877,870
2057	50,169,613	58.529	2,921,695	0	0	0	0	(43,825)	2,877,870
2058	53,179,790	58.529	3,096,997	0	0	0	0	(46,455)	3,050,542
2059	53,179,790	58.529	3,096,997	0	0	0	0	(46,455)	3,050,542
2060	56,370,577	58.529	3,282,817	0	0	0	0	(49,242)	3,233,575
2061	56,370,577	58.529	3,282,817	0	0	0	0	(49,242)	3,233,575
2062	59,752,812	58.529	3,479,786	0	0	0	0	(52,197)	3,427,589
2063	59,752,812	58.529	3,479,786	0	0	0	0	(52,197)	3,427,589
2064	63,337,981	58.529	3,688,573	0	0	0	0	(55,329)	3,633,245
2065	63,337,981	58.529	3,688,573	0	0	0	0	(55,329)	3,633,245
2066	67,138,260	58.529	3,909,888	0	0	0	0	(58,648)	3,851,239
2067	67,138,260	58.529	3,909,888	0	0	0	0	(58,648)	3,851,239
Total			86,546,938	0	754,000	0	0	(1,298,204)	86,002,734

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).



PINE CANYON METROPOLITAN DISTRICT No. 3 (MF)  
Assessed Value Calculation

	Vacant Land			Residential (Multi-Family)							Total
	Cumulative Statutory		Assessed Value	Total	Biennial	Cumulative Statutory	Legislative	Cumulative Statutory		Assessed Value	Assessed Value
	Actual Value <sup>1</sup>	VAR	in Collection Year (2-year lag)	Residential Units	Reassessment	Actual Value	Adj. (est.) (Cumulative)	Actual Value (after Exemptions)	RAR	in Collection Year (2-year lag)	in Collection Year (2-year lag)
					6.00%						
2021	0			0		0		0			
2022	0			0		0		0			
2023	0	29.00%	0	0		0		0	6.800%	0	0
2024	0	27.90%	0	0	0	0	0	0	6.700%	0	0
2025	0	27.90%	0	0		0		0	6.700%	0	0
2026	0	27.00%	0	0	0	0		0	6.250%	0	0
2027	0	26.00%	0	0		0		0	6.800%	0	0
2028	0	25.00%	0	0	0	0		0	6.800%	0	0
2029	7,305,375	25.00%	0	0		0		0	6.800%	0	0
2030	0	25.00%	0	250	0	80,657,243		80,657,243	6.800%	0	0
2031	7,305,375	25.00%	1,826,344	0		80,657,243		80,657,243	6.800%	0	1,826,344
2032	0	25.00%	0	250	4,839,435	169,412,473		169,412,473	6.800%	5,484,693	5,484,693
2033	0	25.00%	1,826,344	0		169,412,473		169,412,473	6.800%	5,484,693	7,311,036
2034	0	25.00%	0	0	10,164,748	179,577,222		179,577,222	6.800%	11,520,048	11,520,048
2035	0	25.00%	0	0		179,577,222		179,577,222	6.800%	11,520,048	11,520,048
2036	0	25.00%	0	0	10,774,633	190,351,855		190,351,855	6.800%	12,211,251	12,211,251
2037	0	25.00%	0	0		190,351,855		190,351,855	6.800%	12,211,251	12,211,251
2038	0	25.00%	0	0	11,421,111	201,772,966		201,772,966	6.800%	12,943,926	12,943,926
2039	0	25.00%	0	0		201,772,966		201,772,966	6.800%	12,943,926	12,943,926
2040	0	25.00%	0	0	12,106,378	213,879,344		213,879,344	6.800%	13,720,562	13,720,562
2041	0	25.00%	0	0		213,879,344		213,879,344	6.800%	13,720,562	13,720,562
2042	0	25.00%	0	0	12,832,761	226,712,105		226,712,105	6.800%	14,543,795	14,543,795
2043	0	25.00%	0	0		226,712,105		226,712,105	6.800%	14,543,795	14,543,795
2044	0	25.00%	0	0	13,602,726	240,314,831		240,314,831	6.800%	15,416,423	15,416,423
2045	0	25.00%	0	0		240,314,831		240,314,831	6.800%	15,416,423	15,416,423
2046	0	25.00%	0	0	14,418,890	254,733,721		254,733,721	6.800%	16,341,409	16,341,409
2047	0	25.00%	0	0		254,733,721		254,733,721	6.800%	16,341,409	16,341,409
2048	0	25.00%	0	0	15,284,023	270,017,744		270,017,744	6.800%	17,321,893	17,321,893
2049	0	25.00%	0	0		270,017,744		270,017,744	6.800%	17,321,893	17,321,893
2050	0	25.00%	0	0	16,201,065	286,218,809		286,218,809	6.800%	18,361,207	18,361,207
2051	0	25.00%	0	0		286,218,809		286,218,809	6.800%	18,361,207	18,361,207
2052	0	25.00%	0	0	17,173,129	303,391,937		303,391,937	6.800%	19,462,879	19,462,879
2053	0	25.00%	0	0		303,391,937		303,391,937	6.800%	19,462,879	19,462,879
2054	0	25.00%	0	0	18,203,516	321,595,454		321,595,454	6.800%	20,630,652	20,630,652
2055	0	25.00%	0	0		321,595,454		321,595,454	6.800%	20,630,652	20,630,652
2056	0	25.00%	0	0	19,295,727	340,891,181		340,891,181	6.800%	21,868,491	21,868,491
2057	0	25.00%	0	0		340,891,181		340,891,181	6.800%	21,868,491	21,868,491
2058	0	25.00%	0	0	20,453,471	361,344,652		361,344,652	6.800%	23,180,600	23,180,600
2059	0	25.00%	0	0		361,344,652		361,344,652	6.800%	23,180,600	23,180,600
2060	0	25.00%	0	0	21,680,679	383,025,331		383,025,331	6.800%	24,571,436	24,571,436
2061	0	25.00%	0	0		383,025,331		383,025,331	6.800%	24,571,436	24,571,436
2062	0	25.00%	0	0	22,981,520	406,006,851		406,006,851	6.800%	26,045,722	26,045,722
2063	0	25.00%	0	0		406,006,851		406,006,851	6.800%	26,045,722	26,045,722
2064	0	25.00%	0	0	24,360,411	430,367,262		430,367,262	6.800%	27,608,466	27,608,466
2065	0	25.00%	0	0		430,367,262		430,367,262	6.800%	27,608,466	27,608,466
2066	0	25.00%	0	0	25,822,036	456,189,297		456,189,297	6.800%	29,264,974	29,264,974
2067	0	25.00%	0	0		456,189,297		456,189,297	6.800%	29,264,974	29,264,974
Total				500	411,355,439		0				

1. Vacant land value calculated in year prior to construction as 10% of built-out market value  
2. Manual adjustment to actual value per assessor



PINE CANYON METROPOLITAN DISTRICT No. 3 (MF)  
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue			Expenses	Total
	Assessed Value	District Mill Levy <sup>1</sup>	District Mill Levy	Specific Ownership	SFD	SFA	MF	County Treasurer	Revenue Available
	in Collection Year	58.000 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Facility Fees	Fee	for Debt Service
	(2-year lag)		99.5%	0.00%	\$2,000 / unit	\$2,000 / unit	\$1,000 / unit	1.50%	
		58.529 Target							
2021									
2022									
2023	0	0.000	0	0	0	0	0	0	0
2024	0	0.000	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0
2027	0	0.000	0	0	0	0	0	0	0
2028	0	0.000	0	0	0	0	0	0	0
2029	0	0.000	0	0	0	0	0	0	0
2030	0	0.000	0	0	0	0	250,000	0	250,000
2031	1,826,344	58.000	105,398	0	0	0	0	(1,581)	103,817
2032	5,484,693	58.529	319,409	0	0	0	250,000	(4,791)	564,617
2033	7,311,036	58.397	424,808	0	0	0	0	(6,372)	418,436
2034	11,520,048	58.529	670,886	0	0	0	0	(10,063)	660,822
2035	11,520,048	58.529	670,886	0	0	0	0	(10,063)	660,822
2036	12,211,251	58.529	711,139	0	0	0	0	(10,667)	700,472
2037	12,211,251	58.529	711,139	0	0	0	0	(10,667)	700,472
2038	12,943,926	58.529	753,807	0	0	0	0	(11,307)	742,500
2039	12,943,926	58.529	753,807	0	0	0	0	(11,307)	742,500
2040	13,720,562	58.529	799,036	0	0	0	0	(11,986)	787,050
2041	13,720,562	58.529	799,036	0	0	0	0	(11,986)	787,050
2042	14,543,795	58.529	846,978	0	0	0	0	(12,705)	834,273
2043	14,543,795	58.529	846,978	0	0	0	0	(12,705)	834,273
2044	15,416,423	58.529	897,796	0	0	0	0	(13,467)	884,329
2045	15,416,423	58.529	897,796	0	0	0	0	(13,467)	884,329
2046	16,341,409	58.529	951,664	0	0	0	0	(14,275)	937,389
2047	16,341,409	58.529	951,664	0	0	0	0	(14,275)	937,389
2048	17,321,893	58.529	1,008,764	0	0	0	0	(15,131)	993,632
2049	17,321,893	58.529	1,008,764	0	0	0	0	(15,131)	993,632
2050	18,361,207	58.529	1,069,290	0	0	0	0	(16,039)	1,053,250
2051	18,361,207	58.529	1,069,290	0	0	0	0	(16,039)	1,053,250
2052	19,462,879	58.529	1,133,447	0	0	0	0	(17,002)	1,116,445
2053	19,462,879	58.529	1,133,447	0	0	0	0	(17,002)	1,116,445
2054	20,630,652	58.529	1,201,454	0	0	0	0	(18,022)	1,183,432
2055	20,630,652	58.529	1,201,454	0	0	0	0	(18,022)	1,183,432
2056	21,868,491	58.529	1,273,541	0	0	0	0	(19,103)	1,254,438
2057	21,868,491	58.529	1,273,541	0	0	0	0	(19,103)	1,254,438
2058	23,180,600	58.529	1,349,954	0	0	0	0	(20,249)	1,329,704
2059	23,180,600	58.529	1,349,954	0	0	0	0	(20,249)	1,329,704
2060	24,571,436	58.529	1,430,951	0	0	0	0	(21,464)	1,409,487
2061	24,571,436	58.529	1,430,951	0	0	0	0	(21,464)	1,409,487
2062	26,045,722	58.529	1,516,808	0	0	0	0	(22,752)	1,494,056
2063	26,045,722	58.529	1,516,808	0	0	0	0	(22,752)	1,494,056
2064	27,608,466	58.529	1,607,816	0	0	0	0	(24,117)	1,583,699
2065	27,608,466	58.529	1,607,816	0	0	0	0	(24,117)	1,583,699
2066	29,264,974	58.529	1,704,285	0	0	0	0	(25,564)	1,678,721
2067	29,264,974	58.529	1,704,285	0	0	0	0	(25,564)	1,678,721
Total			38,704,845	0	0	0	500,000	(580,573)	38,624,272

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).

PINE CANYON METROPOLITAN DISTRICT No. 4 (MF)  
Assessed Value Calculation

	Vacant Land			Residential (Multi-Family)								Total
	Cumulative Statutory	Assessed Value	VAR	Total	Biennial	Manual	Cumulative Statutory	Legislative	Cumulative Statutory	RAR	Assessed Value	Assessed Value
	Actual Value <sup>1</sup>	in Collection Year		Residential Units	Reassessment	Adjustment <sup>2</sup>	Actual Value	Adj. (est.)	Actual Value		in Collection Year	in Collection Year
		(2-year lag)						(Cumulative)	(after Exemptions)		(2-year lag)	(2-year lag)
					6.00%							
2021	0			0			0		0			
2022	0			0			0		0			
2023	0	29.00%	0	0			0		0	6.800%	0	0
2024	0	27.90%	0	0	0		0	0	0	6.700%	0	0
2025	0	27.90%	0	0			0		0	6.700%	0	0
2026	0	27.00%	0	0	0		0		0	6.250%	0	0
2027	0	26.00%	0	0			0		0	6.800%	0	0
2028	0	25.00%	0	0	0		0		0	6.800%	0	0
2029	0	25.00%	0	0			0		0	6.800%	0	0
2030	0	25.00%	0	0	0		0		0	6.800%	0	0
2031	0	25.00%	0	0			0		0	6.800%	0	0
2032	0	25.00%	0	0	0		0		0	6.800%	0	0
2033	7,305,375	25.00%	0	0			0		0	6.800%	0	0
2034	0	25.00%	0	250	0		87,305,994		87,305,994	6.800%	0	0
2035	7,305,375	25.00%	1,826,344	0			87,305,994		87,305,994	6.800%	0	1,826,344
2036	0	25.00%	0	250	5,238,360		183,377,509		183,377,509	6.800%	5,936,808	5,936,808
2037	0	25.00%	1,826,344	0			183,377,509		183,377,509	6.800%	5,936,808	7,763,151
2038	0	25.00%	0	0	11,002,651		194,380,160		194,380,160	6.800%	12,469,671	12,469,671
2039	0	25.00%	0	0			194,380,160		194,380,160	6.800%	12,469,671	12,469,671
2040	0	25.00%	0	0	11,662,810		206,042,969		206,042,969	6.800%	13,217,851	13,217,851
2041	0	25.00%	0	0			206,042,969		206,042,969	6.800%	13,217,851	13,217,851
2042	0	25.00%	0	0	12,362,578		218,405,548		218,405,548	6.800%	14,010,922	14,010,922
2043	0	25.00%	0	0			218,405,548		218,405,548	6.800%	14,010,922	14,010,922
2044	0	25.00%	0	0	13,104,333		231,509,880		231,509,880	6.800%	14,851,577	14,851,577
2045	0	25.00%	0	0			231,509,880		231,509,880	6.800%	14,851,577	14,851,577
2046	0	25.00%	0	0	13,890,593		245,400,473		245,400,473	6.800%	15,742,672	15,742,672
2047	0	25.00%	0	0			245,400,473		245,400,473	6.800%	15,742,672	15,742,672
2048	0	25.00%	0	0	14,724,028		260,124,502		260,124,502	6.800%	16,687,232	16,687,232
2049	0	25.00%	0	0			260,124,502		260,124,502	6.800%	16,687,232	16,687,232
2050	0	25.00%	0	0	15,607,470		275,731,972		275,731,972	6.800%	17,688,466	17,688,466
2051	0	25.00%	0	0			275,731,972		275,731,972	6.800%	17,688,466	17,688,466
2052	0	25.00%	0	0	16,543,918		292,275,890		292,275,890	6.800%	18,749,774	18,749,774
2053	0	25.00%	0	0			292,275,890		292,275,890	6.800%	18,749,774	18,749,774
2054	0	25.00%	0	0	17,536,553		309,812,443		309,812,443	6.800%	19,874,761	19,874,761
2055	0	25.00%	0	0			309,812,443		309,812,443	6.800%	19,874,761	19,874,761
2056	0	25.00%	0	0	18,588,747		328,401,190		328,401,190	6.800%	21,067,246	21,067,246
2057	0	25.00%	0	0			328,401,190		328,401,190	6.800%	21,067,246	21,067,246
2058	0	25.00%	0	0	19,704,071		348,105,261		348,105,261	6.800%	22,331,281	22,331,281
2059	0	25.00%	0	0			348,105,261		348,105,261	6.800%	22,331,281	22,331,281
2060	0	25.00%	0	0	20,886,316		368,991,577		368,991,577	6.800%	23,671,158	23,671,158
2061	0	25.00%	0	0			368,991,577		368,991,577	6.800%	23,671,158	23,671,158
2062	0	25.00%	0	0	22,139,495		391,131,072		391,131,072	6.800%	25,091,427	25,091,427
2063	0	25.00%	0	0			391,131,072		391,131,072	6.800%	25,091,427	25,091,427
2064	0	25.00%	0	0	23,467,864		414,598,936		414,598,936	6.800%	26,596,913	26,596,913
2065	0	25.00%	0	0			414,598,936		414,598,936	6.800%	26,596,913	26,596,913
2066	0	25.00%	0	0	24,875,936		439,474,872		439,474,872	6.800%	28,192,728	28,192,728
2067	0	25.00%	0	0			439,474,872		439,474,872	6.800%	28,192,728	28,192,728
Total				500	376,687,751	0		0				

1. Vacant land value calculated in year prior to construction as 10% of built-out market value  
2. Manual adjustment to actual value per assessor

PINE CANYON METROPOLITAN DISTRICT No. 4 (MF)  
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue			Expenses	Total
	Assessed Value	District Mill Levy <sup>1</sup>	District Mill Levy	Specific Ownership	SFD	SFA	MF	County Treasurer	Revenue Available
	In Collection Year	50,000 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Facility Fees	Fee	for Debt Service
	(2-year lag)		99.5%	0.00%	\$2,000 / unit	\$2,000 / unit	\$1,000 / unit	1.50%	
		58,529 Target							
2021									
2022									
2023	0	0.000	0	0	0	0	0	0	0
2024	0	0.000	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0
2027	0	0.000	0	0	0	0	0	0	0
2028	0	0.000	0	0	0	0	0	0	0
2029	0	0.000	0	0	0	0	0	0	0
2030	0	0.000	0	0	0	0	0	0	0
2031	0	0.000	0	0	0	0	0	0	0
2032	0	0.000	0	0	0	0	0	0	0
2033	0	0.000	0	0	0	0	0	0	0
2034	0	0.000	0	0	0	0	250,000	0	250,000
2035	1,826,344	58.000	105,398	0	0	0	0	(1,581)	103,817
2036	5,936,808	58.529	345,738	0	0	0	250,000	(5,186)	590,552
2037	7,763,151	58.404	451,132	0	0	0	0	(6,767)	444,365
2038	12,469,671	58.529	726,188	0	0	0	0	(10,893)	715,295
2039	12,469,671	58.529	726,188	0	0	0	0	(10,893)	715,295
2040	13,217,851	58.529	769,759	0	0	0	0	(11,546)	758,213
2041	13,217,851	58.529	769,759	0	0	0	0	(11,546)	758,213
2042	14,010,922	58.529	815,945	0	0	0	0	(12,239)	803,706
2043	14,010,922	58.529	815,945	0	0	0	0	(12,239)	803,706
2044	14,851,577	58.529	864,902	0	0	0	0	(12,974)	851,928
2045	14,851,577	58.529	864,902	0	0	0	0	(12,974)	851,928
2046	15,742,672	58.529	916,796	0	0	0	0	(13,752)	903,044
2047	15,742,672	58.529	916,796	0	0	0	0	(13,752)	903,044
2048	16,687,232	58.529	971,804	0	0	0	0	(14,577)	957,227
2049	16,687,232	58.529	971,804	0	0	0	0	(14,577)	957,227
2050	17,688,466	58.529	1,030,112	0	0	0	0	(15,452)	1,014,660
2051	17,688,466	58.529	1,030,112	0	0	0	0	(15,452)	1,014,660
2052	18,749,774	58.529	1,091,918	0	0	0	0	(16,379)	1,075,540
2053	18,749,774	58.529	1,091,918	0	0	0	0	(16,379)	1,075,540
2054	19,874,761	58.529	1,157,434	0	0	0	0	(17,362)	1,140,072
2055	19,874,761	58.529	1,157,434	0	0	0	0	(17,362)	1,140,072
2056	21,067,246	58.529	1,226,880	0	0	0	0	(18,403)	1,208,476
2057	21,067,246	58.529	1,226,880	0	0	0	0	(18,403)	1,208,476
2058	22,331,281	58.529	1,300,492	0	0	0	0	(19,507)	1,280,985
2059	22,331,281	58.529	1,300,492	0	0	0	0	(19,507)	1,280,985
2060	23,671,158	58.529	1,378,522	0	0	0	0	(20,678)	1,357,844
2061	23,671,158	58.529	1,378,522	0	0	0	0	(20,678)	1,357,844
2062	25,091,427	58.529	1,461,233	0	0	0	0	(21,918)	1,439,315
2063	25,091,427	58.529	1,461,233	0	0	0	0	(21,918)	1,439,315
2064	26,596,913	58.529	1,548,907	0	0	0	0	(23,234)	1,525,674
2065	26,596,913	58.529	1,548,907	0	0	0	0	(23,234)	1,525,674
2066	28,192,728	58.529	1,641,842	0	0	0	0	(24,628)	1,617,214
2067	28,192,728	58.529	1,641,842	0	0	0	0	(24,628)	1,617,214
Total			34,707,736	0	0	0	500,000	(520,616)	34,687,120

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).



PINE CANYON METROPOLITAN DISTRICT No. 5 (C) PINE CANYON METROPOLITAN DISTRICT No. 5 (Commercial)  
 Assessed Value Calculation Assessed Value Calculation

	Vacant Land			Commercial						Total
	Cumulative Statutory		Assessed Value	Total	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value	
	Actual Value <sup>1</sup>	VAR	in Collection Year (2-year lag)	Commercial SF	Hotel Rooms	Reassessment	Actual Value	CAR	in Collection Year (2-year lag)	in Collection Year (2-year lag)
						6.00%				
2021	0			0	0		0			
2022	0			0	0		0			
2023	0	29.00%	0	0	0		0	29.00%	0	0
2024	0	27.90%	0	0	0	0	0	27.90%	0	0
2025	0	27.90%	0	0	0		0	27.90%	0	0
2026	1,490,000	27.00%	0	0	0	0	0	27.00%	0	0
2027	1,490,000	26.00%	0	50,000	0		15,501,960	25.00%	0	0
2028	4,470,000	25.00%	372,500	50,000	0	930,118	32,244,077	25.00%	0	372,500
2029	0	25.00%	372,500	150,000	0		80,628,794	25.00%	3,875,490	4,247,990
2030	4,470,000	25.00%	1,117,500	0	0	4,837,728	85,466,522	25.00%	8,061,019	9,178,519
2031	5,112,558	25.00%	0	150,000	0		135,805,982	25.00%	20,157,199	20,157,199
2032	2,235,000	25.00%	1,117,500	0	220	8,148,359	202,681,562	25.00%	21,366,631	22,484,131
2033	2,235,000	25.00%	1,278,140	75,000	0		228,868,149	25.00%	33,951,496	35,229,635
2034	1,490,000	25.00%	558,750	75,000	0	13,732,089	269,310,557	25.00%	50,670,391	51,229,141
2035	0	25.00%	558,750	50,000	0		287,473,574	25.00%	57,217,037	57,775,787
2036	0	25.00%	372,500	0	0	17,248,414	304,721,988	25.00%	67,327,639	67,700,139
2037	0	25.00%	0	0	0		304,721,988	25.00%	71,868,393	71,868,393
2038	0	25.00%	0	0	0	18,283,319	323,005,308	25.00%	76,180,497	76,180,497
2039	0	25.00%	0	0	0		323,005,308	25.00%	76,180,497	76,180,497
2040	0	25.00%	0	0	0	19,380,318	342,385,626	25.00%	80,751,327	80,751,327
2041	0	25.00%	0	0	0		342,385,626	25.00%	80,751,327	80,751,327
2042	0	25.00%	0	0	0	20,543,138	362,928,764	25.00%	85,596,407	85,596,407
2043	0	25.00%	0	0	0		362,928,764	25.00%	85,596,407	85,596,407
2044	0	25.00%	0	0	0	21,775,726	384,704,490	25.00%	90,732,191	90,732,191
2045	0	25.00%	0	0	0		384,704,490	25.00%	90,732,191	90,732,191
2046	0	25.00%	0	0	0	23,082,269	407,786,759	25.00%	96,176,122	96,176,122
2047	0	25.00%	0	0	0		407,786,759	25.00%	96,176,122	96,176,122
2048	0	25.00%	0	0	0	24,467,206	432,253,964	25.00%	101,946,690	101,946,690
2049	0	25.00%	0	0	0		432,253,964	25.00%	101,946,690	101,946,690
2050	0	25.00%	0	0	0	25,935,238	458,189,202	25.00%	108,063,491	108,063,491
2051	0	25.00%	0	0	0		458,189,202	25.00%	108,063,491	108,063,491
2052	0	25.00%	0	0	0	27,491,352	485,680,554	25.00%	114,547,301	114,547,301
2053	0	25.00%	0	0	0		485,680,554	25.00%	114,547,301	114,547,301
2054	0	25.00%	0	0	0	29,140,833	514,821,388	25.00%	121,420,139	121,420,139
2055	0	25.00%	0	0	0		514,821,388	25.00%	121,420,139	121,420,139
2056	0	25.00%	0	0	0	30,889,283	545,710,671	25.00%	128,705,347	128,705,347
2057	0	25.00%	0	0	0		545,710,671	25.00%	128,705,347	128,705,347
2058	0	25.00%	0	0	0	32,742,640	578,453,311	25.00%	136,427,668	136,427,668
2059	0	25.00%	0	0	0		578,453,311	25.00%	136,427,668	136,427,668
2060	0	25.00%	0	0	0	34,707,199	613,160,510	25.00%	144,613,328	144,613,328
2061	0	25.00%	0	0	0		613,160,510	25.00%	144,613,328	144,613,328
2062	0	25.00%	0	0	0	36,789,631	649,950,141	25.00%	153,290,127	153,290,127
2063	0	25.00%	0	0	0		649,950,141	25.00%	153,290,127	153,290,127
2064	0	25.00%	0	0	0	38,997,008	688,947,149	25.00%	162,487,535	162,487,535
2065	0	25.00%	0	0	0		688,947,149	25.00%	162,487,535	162,487,535
2066	0	25.00%	0	0	0	41,336,829	730,283,978	25.00%	172,236,787	172,236,787
2067	0	25.00%	0	0	0		730,283,978	25.00%	172,236,787	172,236,787
Total				600,000	220	470,458,697				

1. Vacant land value calculated in year prior to construction as 10% of built-out market value  
 2. Manual adjustment to actual value per assessor

PINE CANYON METROPOLITAN DISTRICT No. 5 (Commercial)  
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue		Expenses	Total
	Assessed Value	District Mill Levy <sup>1</sup>	District Mill Levy	Specific Ownership	Retail	Hotel	County Treasurer	Revenue Available
	In Collection Year	30.900 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Fee	for Debt Service
	(2-year lag)		99.5%	0.00%	\$0.50 / sf	\$250 / room	1.50%	
		34,800 Target						
2021								
2022								
2023	0	0.000	0	0	0	0	0	0
2024	0	0.000	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0
2027	0	0.000	0	0	25,000	0	0	25,000
2028	372,500	34.800	12,898	0	25,000	0	(193)	37,705
2029	4,247,990	34.800	147,091	0	75,000	0	(2,206)	219,885
2030	9,178,519	34.800	317,815	0	0	0	(4,767)	313,048
2031	20,157,199	34.800	697,963	0	75,000	0	(10,469)	762,494
2032	22,484,131	34.800	778,536	0	0	55,000	(11,678)	821,857
2033	35,229,635	34.800	1,219,861	0	37,500	0	(18,298)	1,239,063
2034	51,229,141	34.800	1,773,860	0	37,500	0	(26,608)	1,784,752
2035	57,775,787	34.800	2,000,544	0	25,000	0	(30,008)	1,995,536
2036	67,700,139	34.800	2,344,185	0	0	0	(35,163)	2,309,022
2037	71,868,393	34.800	2,488,515	0	0	0	(37,328)	2,451,187
2038	76,180,497	34.800	2,637,826	0	0	0	(39,567)	2,598,259
2039	76,180,497	34.800	2,637,826	0	0	0	(39,567)	2,598,259
2040	80,751,327	34.800	2,796,095	0	0	0	(41,941)	2,754,154
2041	80,751,327	34.800	2,796,095	0	0	0	(41,941)	2,754,154
2042	85,596,407	34.800	2,963,861	0	0	0	(44,458)	2,919,403
2043	85,596,407	34.800	2,963,861	0	0	0	(44,458)	2,919,403
2044	90,732,191	34.800	3,141,693	0	0	0	(47,125)	3,094,567
2045	90,732,191	34.800	3,141,693	0	0	0	(47,125)	3,094,567
2046	96,176,122	34.800	3,330,194	0	0	0	(49,953)	3,280,241
2047	96,176,122	34.800	3,330,194	0	0	0	(49,953)	3,280,241
2048	101,946,690	34.800	3,530,006	0	0	0	(52,950)	3,477,056
2049	101,946,690	34.800	3,530,006	0	0	0	(52,950)	3,477,056
2050	108,063,491	34.800	3,741,806	0	0	0	(56,127)	3,685,679
2051	108,063,491	34.800	3,741,806	0	0	0	(56,127)	3,685,679
2052	114,547,301	34.800	3,966,315	0	0	0	(59,495)	3,906,820
2053	114,547,301	34.800	3,966,315	0	0	0	(59,495)	3,906,820
2054	121,420,139	34.800	4,204,294	0	0	0	(63,064)	4,141,229
2055	121,420,139	34.800	4,204,294	0	0	0	(63,064)	4,141,229
2056	128,705,347	34.800	4,456,551	0	0	0	(66,848)	4,389,703
2057	128,705,347	34.800	4,456,551	0	0	0	(66,848)	4,389,703
2058	136,427,668	34.800	4,723,944	0	0	0	(70,859)	4,653,085
2059	136,427,668	34.800	4,723,944	0	0	0	(70,859)	4,653,085
2060	144,613,328	34.800	5,007,381	0	0	0	(75,111)	4,932,270
2061	144,613,328	34.800	5,007,381	0	0	0	(75,111)	4,932,270
2062	153,290,127	34.800	5,307,824	0	0	0	(79,617)	5,228,207
2063	153,290,127	34.800	5,307,824	0	0	0	(79,617)	5,228,207
2064	162,487,535	34.800	5,626,293	0	0	0	(84,394)	5,541,899
2065	162,487,535	34.800	5,626,293	0	0	0	(84,394)	5,541,899
2066	172,236,787	34.800	5,963,871	0	0	0	(89,458)	5,874,413
2067	172,236,787	34.800	5,963,871	0	0	0	(89,458)	5,874,413
Total			134,577,181	0	300,000	55,000	(2,018,658)	132,913,524

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).



PINE CANYON METROPOLITAN DISTRICT Nos. 1-5  
Assessed Value Calculation

PINE CANYON METROPOLITAN DISTRICT Nos. 1-5  
Combined District Revenues

	MD#1	MD#2	MD#3	MD#4	MD#5	Total	MD#1	MD#2	MD#3	MD#4	MD#5	Total	Expenses	Total
	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)	Available Revenue	Available Revenue	Available Revenue	Available Revenue	Available Revenue	Available Revenue	Annual Trustee Fee \$4,000	Revenue Available for Debt Service
2021														
2022														
2023	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2024	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2026	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2027	0	0	0	0	0	0	194,000	0	0	0	25,000	219,000	0	219,000
2028	1,802,143	0	0	0	372,500	2,174,643	312,442	0	0	0	37,705	350,146	(4,000)	346,146
2029	7,138,559	0	0	0	4,247,990	11,386,549	628,431	0	0	0	219,885	848,316	(4,000)	844,316
2030	13,481,418	0	0	0	9,178,519	22,659,937	994,196	0	250,000	0	313,048	1,557,244	(4,000)	1,553,244
2031	19,939,706	0	1,826,344	0	20,157,199	41,923,248	1,142,664	226,000	103,817	0	762,494	2,234,975	(4,000)	2,230,975
2032	25,408,421	2,267,276	5,484,693	0	22,484,131	55,644,520	1,457,498	354,882	564,617	0	821,857	3,198,855	(4,000)	3,194,855
2033	25,408,421	9,212,308	7,311,036	0	35,229,635	77,161,401	1,457,498	699,270	418,436	0	1,239,063	3,814,268	(4,000)	3,810,268
2034	26,932,926	16,337,239	11,520,048	0	51,229,141	106,019,354	1,544,948	1,020,173	660,822	250,000	1,784,752	5,260,696	(4,000)	5,256,696
2035	26,932,926	21,673,240	11,520,048	1,826,344	57,775,787	119,728,346	1,544,948	1,288,622	660,822	103,817	1,995,536	5,593,746	(4,000)	5,589,746
2036	28,548,902	26,328,811	12,211,251	5,936,808	67,700,139	140,725,911	1,637,645	1,509,908	700,472	590,552	2,309,022	6,747,599	(4,000)	6,743,599
2037	28,548,902	28,014,450	12,211,251	7,763,151	71,868,393	148,406,148	1,637,645	1,606,988	700,472	444,365	2,451,187	6,840,657	(4,000)	6,836,657
2038	30,261,836	29,695,317	12,943,926	12,469,671	76,180,497	161,551,247	1,735,904	1,703,407	742,500	715,295	2,598,259	7,495,365	(4,000)	7,491,365
2039	30,261,836	29,695,317	12,943,926	12,469,671	76,180,497	161,551,247	1,735,904	1,703,407	742,500	715,295	2,598,259	7,495,365	(4,000)	7,491,365
2040	32,077,546	31,477,036	13,720,562	13,217,851	80,751,327	171,244,321	1,840,058	1,805,611	787,050	758,213	2,754,154	7,945,086	(4,000)	7,941,086
2041	32,077,546	31,477,036	13,720,562	13,217,851	80,751,327	171,244,321	1,840,058	1,805,611	787,050	758,213	2,754,154	7,945,086	(4,000)	7,941,086
2042	34,002,199	33,365,658	14,543,795	14,010,922	85,596,407	181,518,981	1,950,462	1,913,948	834,273	803,706	2,919,403	8,421,792	(4,000)	8,417,792
2043	34,002,199	33,365,658	14,543,795	14,010,922	85,596,407	181,518,981	1,950,462	1,913,948	834,273	803,706	2,919,403	8,421,792	(4,000)	8,417,792
2044	36,042,331	35,367,598	15,416,423	14,851,577	90,732,191	192,410,120	2,067,489	2,028,785	884,329	851,928	3,094,567	8,927,099	(4,000)	8,923,099
2045	36,042,331	35,367,598	15,416,423	14,851,577	90,732,191	192,410,120	2,067,489	2,028,785	884,329	851,928	3,094,567	8,927,099	(4,000)	8,923,099
2046	38,204,871	37,489,653	16,341,409	15,742,672	96,176,122	203,954,727	2,191,539	2,150,512	937,389	903,044	3,280,241	9,462,725	(4,000)	9,458,725
2047	38,204,871	37,489,653	16,341,409	15,742,672	96,176,122	203,954,727	2,191,539	2,150,512	937,389	903,044	3,280,241	9,462,725	(4,000)	9,458,725
2048	40,497,163	39,739,033	17,321,893	16,687,232	101,946,690	216,192,010	2,323,031	2,279,543	993,632	957,227	3,477,056	10,030,489	(4,000)	10,026,489
2049	40,497,163	39,739,033	17,321,893	16,687,232	101,946,690	216,192,010	2,323,031	2,279,543	993,632	957,227	3,477,056	10,030,489	(4,000)	10,026,489
2050	42,926,993	42,123,375	18,361,207	17,688,466	108,063,491	229,163,531	2,462,413	2,416,315	1,053,250	1,014,660	3,685,679	10,632,318	(4,000)	10,628,318
2051	42,926,993	42,123,375	18,361,207	17,688,466	108,063,491	229,163,531	2,462,413	2,416,315	1,053,250	1,014,660	3,685,679	10,632,318	(4,000)	10,628,318
2052	45,502,612	44,650,777	19,462,879	18,749,774	114,547,301	242,913,343	2,610,158	2,561,294	1,116,445	1,075,540	3,906,820	11,270,257	(4,000)	11,266,257
2053	45,502,612	44,650,777	19,462,879	18,749,774	114,547,301	242,913,343	2,610,158	2,561,294	1,116,445	1,075,540	3,906,820	11,270,257	(4,000)	11,266,257
2054	48,232,769	47,329,824	20,630,652	19,874,761	121,420,139	257,488,143	2,766,767	2,714,972	1,183,432	1,140,072	4,141,229	11,946,472	(4,000)	11,942,472
2055	48,232,769	47,329,824	20,630,652	19,874,761	121,420,139	257,488,143	2,766,767	2,714,972	1,183,432	1,140,072	4,141,229	11,946,472	(4,000)	11,942,472
2056	51,126,735	50,169,613	21,868,491	21,067,246	128,705,347	272,937,432	2,932,773	2,877,870	1,254,438	1,208,476	4,389,703	12,663,261	(4,000)	12,659,261
2057	51,126,735	50,169,613	21,868,491	21,067,246	128,705,347	272,937,432	2,932,773	2,877,870	1,254,438	1,208,476	4,389,703	12,663,261	(4,000)	12,659,261
2058	54,194,339	53,179,790	23,180,600	22,331,281	136,427,668	289,313,678	3,108,740	3,050,542	1,329,704	1,280,985	4,653,085	13,423,056	(4,000)	13,419,056
2059	54,194,339	53,179,790	23,180,600	22,331,281	136,427,668	289,313,678	3,108,740	3,050,542	1,329,704	1,280,985	4,653,085	13,423,056	(4,000)	13,419,056
2060	57,445,999	56,370,577	24,571,436	23,671,158	144,613,328	306,672,499	3,295,264	3,233,575	1,409,487	1,357,844	4,932,270	14,228,440	(4,000)	14,224,440
2061	57,445,999	56,370,577	24,571,436	23,671,158	144,613,328	306,672,499	3,295,264	3,233,575	1,409,487	1,357,844	4,932,270	14,228,440	(4,000)	14,224,440
2062	60,892,759	59,752,812	26,045,722	25,091,427	153,290,127	325,072,849	3,492,980	3,427,589	1,494,056	1,439,315	5,228,207	15,082,146	(4,000)	15,078,146
2063	60,892,759	59,752,812	26,045,722	25,091,427	153,290,127	325,072,849	3,492,980	3,427,589	1,494,056	1,439,315	5,228,207	15,082,146	(4,000)	15,078,146
2064	64,546,325	63,337,981	27,608,466	26,596,913	162,487,535	344,577,220	3,702,559	3,633,245	1,583,699	1,525,674	5,541,899	15,987,075	(4,000)	15,983,075
2065	64,546,325	63,337,981	27,608,466	26,596,913	162,487,535	344,577,220	3,702,559	3,633,245	1,583,699	1,525,674	5,541,899	15,987,075	(4,000)	15,983,075
2066	68,419,104	67,138,260	29,264,974	28,192,728	172,236,787	365,251,853	3,924,712	3,851,239	1,678,721	1,617,214	5,874,413	16,946,299	(4,000)	16,942,299
2067	68,419,104	67,138,260	29,264,974	28,192,728	172,236,787	365,251,853	3,924,712	3,851,239	1,678,721	1,617,214	5,874,413	16,946,299	(4,000)	16,942,299
Total							93,361,612	86,002,734	38,624,272	34,687,120	132,913,524	385,589,262	(160,000)	385,429,262



PINE CANYON METROPOLITAN DISTRICT Nos. 1-5  
Senior Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2027	Series 2037			Annual Surplus	Cumulative Balance <sup>1</sup>	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/27 Par: \$99,075,000 Proj: \$72,962,750	Dated: 12/1/37 Par: \$198,485,000 Proj: \$109,107,575 Esc: \$97,855,000				\$39,697,000 Max			
2021										
2022										
2023	0									
2024	0									
2025	0									
2026	0									
2027	219,000	0		0		219,000	9,188,500	0	n/a	n/a
2028	346,146	0		0		346,146	9,534,646	0	4556%	n/a
2029	844,316	0		0		844,316	10,378,962	0	870%	n/a
2030	1,553,244	0		0		1,553,244	11,932,206	0	437%	n/a
2031	2,230,975	4,953,750		4,953,750		(2,722,775)	9,209,431	0	236%	45%
2032	3,194,855	4,953,750		4,953,750		(1,758,895)	7,450,536	0	178%	64%
2033	3,810,268	4,953,750		4,953,750		(1,143,482)	6,307,054	0	128%	77%
2034	5,256,696	4,953,750		4,953,750		302,946	6,610,000	0	93%	106%
2035	5,589,746	4,953,750		4,953,750		635,996	7,245,996	0	83%	113%
2036	6,743,599	5,408,750		5,408,750		1,334,849	8,580,845	0	70%	125%
2037	6,836,657	5,696,000	0	5,696,000	\$9,720,000	(8,579,343)	1,502	0	66%	120%
2038	7,491,365	Ref'd by Ser. '37	7,486,975	7,486,975		4,390	5,891	0	123%	100%
2039	7,491,365		7,488,075	7,488,075		3,290	9,181	0	123%	100%
2040	7,941,086		7,938,475	7,938,475		2,611	11,792	0	115%	100%
2041	7,941,086		7,937,425	7,937,425		3,661	15,454	0	115%	100%
2042	8,417,792		8,415,150	8,415,150		2,642	18,095	0	108%	100%
2043	8,417,792		8,414,850	8,414,850		2,942	21,037	0	107%	100%
2044	8,923,099		8,922,625	8,922,625		474	21,511	0	100%	100%
2045	8,923,099		8,920,625	8,920,625		2,474	23,985	0	99%	100%
2046	9,458,725		9,456,000	9,456,000		2,725	26,710	0	92%	100%
2047	9,458,725		9,454,850	9,454,850		3,875	30,585	0	91%	100%
2048	10,026,489		10,025,200	10,025,200		1,289	31,874	0	84%	100%
2049	10,026,489		10,021,925	10,021,925		4,564	36,438	0	82%	100%
2050	10,628,318		10,624,275	10,624,275		4,043	40,481	0	76%	100%
2051	10,628,318		10,625,900	10,625,900		2,418	42,898	0	74%	100%
2052	11,266,257		11,261,925	11,261,925		4,332	47,230	0	68%	100%
2053	11,266,257		11,264,950	11,264,950		1,307	48,537	0	66%	100%
2054	11,942,472		11,941,150	11,941,150		1,322	49,860	0	60%	100%
2055	11,942,472		11,941,725	11,941,725		747	50,607	0	57%	100%
2056	12,659,261		12,659,250	12,659,250		11	50,618	0	51%	100%
2057	12,659,261		12,658,350	12,658,350		911	51,529	0	49%	100%
2058	13,419,056		13,418,000	13,418,000		1,056	52,585	0	43%	100%
2059	13,419,056		13,416,250	13,416,250		2,806	55,391	0	40%	100%
2060	14,224,440		14,223,475	14,223,475		965	56,356	0	35%	100%
2061	14,224,440		14,220,975	14,220,975		3,465	59,821	0	31%	100%
2062	15,078,146		15,075,700	15,075,700		2,446	62,267	0	26%	100%
2063	15,078,146		15,077,200	15,077,200		946	63,213	0	22%	100%
2064	15,983,075		15,978,825	15,978,825		4,250	67,463	0	18%	100%
2065	15,983,075		15,978,550	15,978,550		4,525	71,988	0	14%	100%
2066	16,942,299		16,941,300	16,941,300		999	72,987	0	9%	100%
2067	16,942,299		16,937,775	16,937,775		4,524	0	77,512	4%	100%
Total	385,429,262	35,873,500	348,727,750	384,601,250	9,720,000	(8,891,988)		77,512		

1. Assumes \$8,969,500 deposit at closing

## SOURCES AND USES OF FUNDS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2027  
Combined District Revenues  
Non-Rated, 120x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date	12/01/2027
Delivery Date	12/01/2027

**Sources:**

Bond Proceeds:	
Par Amount	99,075,000.00
	99,075,000.00

**Uses:**

Project Fund Deposits:	
Project Fund	72,962,750.00
Other Fund Deposits:	
Capitalized Interest Fund	14,861,250.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Delivery Date Expenses:	
Underwriter's Discount	1,981,500.00
Other Uses of Funds:	
Deposit to Surplus Fund	8,969,500.00
	99,075,000.00

## BOND SUMMARY STATISTICS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2027  
Combined District Revenues  
Non-Rated, 120x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date	12/01/2027
Delivery Date	12/01/2027
First Coupon	06/01/2028
Last Maturity	12/01/2057
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.150444%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.173606%
Average Coupon	5.000000%
Average Life (years)	23.456
Weighted Average Maturity (years)	23.456
Duration of Issue (years)	13.714
Par Amount	99,075,000.00
Bond Proceeds	99,075,000.00
Total Interest	116,194,000.00
Net Interest	118,175,500.00
Bond Years from Dated Date	2,323,880,000.00
Bond Years from Delivery Date	2,323,880,000.00
Total Debt Service	215,269,000.00
Maximum Annual Debt Service	10,547,250.00
Average Annual Debt Service	7,175,633.33
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 2057	99,075,000.00	100.000	5.000%	23.456	05/16/2051	153,566.25
	99,075,000.00			23.456		153,566.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	99,075,000.00	99,075,000.00	99,075,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-1,981,500.00	-1,981,500.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	97,093,500.00	96,793,500.00	99,075,000.00
Target Date	12/01/2027	12/01/2027	12/01/2027
Yield	5.150444%	5.173606%	5.000000%



## BOND DEBT SERVICE

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2027  
Combined District Revenues  
Non-Rated, 120x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date                      12/01/2027  
Delivery Date                12/01/2027

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2028			2,476,875.00	2,476,875.00	
12/01/2028			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2029			2,476,875.00	2,476,875.00	
12/01/2029			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2030			2,476,875.00	2,476,875.00	
12/01/2030			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2031			2,476,875.00	2,476,875.00	
12/01/2031			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2032			2,476,875.00	2,476,875.00	
12/01/2032			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2033			2,476,875.00	2,476,875.00	
12/01/2033			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2034			2,476,875.00	2,476,875.00	
12/01/2034			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2035			2,476,875.00	2,476,875.00	
12/01/2035			2,476,875.00	2,476,875.00	4,953,750.00
06/01/2036			2,476,875.00	2,476,875.00	
12/01/2036	455,000.00	5.000%	2,476,875.00	2,931,875.00	5,408,750.00
06/01/2037			2,465,500.00	2,465,500.00	
12/01/2037	765,000.00	5.000%	2,465,500.00	3,230,500.00	5,696,000.00
06/01/2038			2,446,375.00	2,446,375.00	
12/01/2038	1,345,000.00	5.000%	2,446,375.00	3,791,375.00	6,237,750.00
06/01/2039			2,412,750.00	2,412,750.00	
12/01/2039	1,415,000.00	5.000%	2,412,750.00	3,827,750.00	6,240,500.00
06/01/2040			2,377,375.00	2,377,375.00	
12/01/2040	1,860,000.00	5.000%	2,377,375.00	4,237,375.00	6,614,750.00
06/01/2041			2,330,875.00	2,330,875.00	
12/01/2041	1,955,000.00	5.000%	2,330,875.00	4,285,875.00	6,616,750.00
06/01/2042			2,282,000.00	2,282,000.00	
12/01/2042	2,450,000.00	5.000%	2,282,000.00	4,732,000.00	7,014,000.00
06/01/2043			2,220,750.00	2,220,750.00	
12/01/2043	2,570,000.00	5.000%	2,220,750.00	4,790,750.00	7,011,500.00
06/01/2044			2,156,500.00	2,156,500.00	
12/01/2044	3,120,000.00	5.000%	2,156,500.00	5,276,500.00	7,433,000.00
06/01/2045			2,078,500.00	2,078,500.00	
12/01/2045	3,275,000.00	5.000%	2,078,500.00	5,353,500.00	7,432,000.00
06/01/2046			1,996,625.00	1,996,625.00	
12/01/2046	3,885,000.00	5.000%	1,996,625.00	5,881,625.00	7,878,250.00
06/01/2047			1,899,500.00	1,899,500.00	
12/01/2047	4,080,000.00	5.000%	1,899,500.00	5,979,500.00	7,879,000.00
06/01/2048			1,797,500.00	1,797,500.00	
12/01/2048	4,760,000.00	5.000%	1,797,500.00	6,557,500.00	8,355,000.00
06/01/2049			1,678,500.00	1,678,500.00	
12/01/2049	4,995,000.00	5.000%	1,678,500.00	6,673,500.00	8,352,000.00
06/01/2050			1,553,625.00	1,553,625.00	
12/01/2050	5,745,000.00	5.000%	1,553,625.00	7,298,625.00	8,852,250.00
06/01/2051			1,410,000.00	1,410,000.00	
12/01/2051	6,035,000.00	5.000%	1,410,000.00	7,445,000.00	8,855,000.00
06/01/2052			1,259,125.00	1,259,125.00	
12/01/2052	6,870,000.00	5.000%	1,259,125.00	8,129,125.00	9,388,250.00
06/01/2053			1,087,375.00	1,087,375.00	
12/01/2053	7,210,000.00	5.000%	1,087,375.00	8,297,375.00	9,384,750.00
06/01/2054			907,125.00	907,125.00	
12/01/2054	8,135,000.00	5.000%	907,125.00	9,042,125.00	9,949,250.00
06/01/2055			703,750.00	703,750.00	
12/01/2055	8,540,000.00	5.000%	703,750.00	9,243,750.00	9,947,500.00
06/01/2056			490,250.00	490,250.00	
12/01/2056	9,565,000.00	5.000%	490,250.00	10,055,250.00	10,545,500.00
06/01/2057			251,125.00	251,125.00	
12/01/2057	10,045,000.00	5.000%	251,125.00	10,296,125.00	10,547,250.00
	99,075,000.00		116,194,000.00	215,269,000.00	215,269,000.00

## NET DEBT SERVICE

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION BONDS, SERIES 2027  
Combined District Revenues  
Non-Rated, 120x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2028		4,953,750.00	4,953,750.00	4,953,750.00	
12/01/2029		4,953,750.00	4,953,750.00	4,953,750.00	
12/01/2030		4,953,750.00	4,953,750.00	4,953,750.00	
12/01/2031		4,953,750.00	4,953,750.00		4,953,750.00
12/01/2032		4,953,750.00	4,953,750.00		4,953,750.00
12/01/2033		4,953,750.00	4,953,750.00		4,953,750.00
12/01/2034		4,953,750.00	4,953,750.00		4,953,750.00
12/01/2035		4,953,750.00	4,953,750.00		4,953,750.00
12/01/2036	455,000.00	4,953,750.00	5,408,750.00		5,408,750.00
12/01/2037	765,000.00	4,931,000.00	5,696,000.00		5,696,000.00
12/01/2038	1,345,000.00	4,892,750.00	6,237,750.00		6,237,750.00
12/01/2039	1,415,000.00	4,825,500.00	6,240,500.00		6,240,500.00
12/01/2040	1,860,000.00	4,754,750.00	6,614,750.00		6,614,750.00
12/01/2041	1,955,000.00	4,661,750.00	6,616,750.00		6,616,750.00
12/01/2042	2,450,000.00	4,564,000.00	7,014,000.00		7,014,000.00
12/01/2043	2,570,000.00	4,441,500.00	7,011,500.00		7,011,500.00
12/01/2044	3,120,000.00	4,313,000.00	7,433,000.00		7,433,000.00
12/01/2045	3,275,000.00	4,157,000.00	7,432,000.00		7,432,000.00
12/01/2046	3,885,000.00	3,993,250.00	7,878,250.00		7,878,250.00
12/01/2047	4,080,000.00	3,799,000.00	7,879,000.00		7,879,000.00
12/01/2048	4,760,000.00	3,595,000.00	8,355,000.00		8,355,000.00
12/01/2049	4,995,000.00	3,357,000.00	8,352,000.00		8,352,000.00
12/01/2050	5,745,000.00	3,107,250.00	8,852,250.00		8,852,250.00
12/01/2051	6,035,000.00	2,820,000.00	8,855,000.00		8,855,000.00
12/01/2052	6,870,000.00	2,518,250.00	9,388,250.00		9,388,250.00
12/01/2053	7,210,000.00	2,174,750.00	9,384,750.00		9,384,750.00
12/01/2054	8,135,000.00	1,814,250.00	9,949,250.00		9,949,250.00
12/01/2055	8,540,000.00	1,407,500.00	9,947,500.00		9,947,500.00
12/01/2056	9,565,000.00	980,500.00	10,545,500.00		10,545,500.00
12/01/2057	10,045,000.00	502,250.00	10,547,250.00		10,547,250.00
	99,075,000.00	116,194,000.00	215,269,000.00	14,861,250.00	200,407,750.00

## CALL PROVISIONS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5**  
**DOUGLAS COUNTY, COLORADO**  
**GENERAL OBLIGATION BONDS, SERIES 2027**  
**Combined District Revenues**  
**Non-Rated, 120x, 30-yr. Maturity**  
**(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

### Call Table: CALL

Call Date	Call Price
12/01/2032	103.00
12/01/2033	102.00
12/01/2034	101.00
12/01/2035	100.00



## BOND SOLUTION

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5**  
**DOUGLAS COUNTY, COLORADO**  
**GENERAL OBLIGATION BONDS, SERIES 2027**  
**Combined District Revenues**  
**Non-Rated, 120x, 30-yr. Maturity**  
**(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2028		4,953,750	-4,953,750		111,146	111,146	
12/01/2029		4,953,750	-4,953,750		549,316	549,316	
12/01/2030		4,953,750	-4,953,750		1,081,244	1,081,244	
12/01/2031		4,953,750		4,953,750	1,929,975	-3,023,775	38.96%
12/01/2032		4,953,750		4,953,750	2,663,855	-2,289,895	53.77%
12/01/2033		4,953,750		4,953,750	3,600,768	-1,352,982	72.69%
12/01/2034		4,953,750		4,953,750	4,885,196	-68,554	98.62%
12/01/2035		4,953,750		4,953,750	5,518,746	564,996	111.41%
12/01/2036	455,000	5,408,750		5,408,750	6,493,599	1,084,849	120.06%
12/01/2037	765,000	5,696,000		5,696,000	6,836,657	1,140,657	120.03%
12/01/2038	1,345,000	6,237,750		6,237,750	7,491,365	1,253,615	120.10%
12/01/2039	1,415,000	6,240,500		6,240,500	7,491,365	1,250,865	120.04%
12/01/2040	1,860,000	6,614,750		6,614,750	7,941,086	1,326,336	120.05%
12/01/2041	1,955,000	6,616,750		6,616,750	7,941,086	1,324,336	120.01%
12/01/2042	2,450,000	7,014,000		7,014,000	8,417,792	1,403,792	120.01%
12/01/2043	2,570,000	7,011,500		7,011,500	8,417,792	1,406,292	120.06%
12/01/2044	3,120,000	7,433,000		7,433,000	8,923,099	1,490,099	120.05%
12/01/2045	3,275,000	7,432,000		7,432,000	8,923,099	1,491,099	120.06%
12/01/2046	3,885,000	7,878,250		7,878,250	9,458,725	1,580,475	120.06%
12/01/2047	4,080,000	7,879,000		7,879,000	9,458,725	1,579,725	120.05%
12/01/2048	4,760,000	8,355,000		8,355,000	10,026,489	1,671,489	120.01%
12/01/2049	4,995,000	8,352,000		8,352,000	10,026,489	1,674,489	120.05%
12/01/2050	5,745,000	8,852,250		8,852,250	10,628,318	1,776,068	120.06%
12/01/2051	6,035,000	8,855,000		8,855,000	10,628,318	1,773,318	120.03%
12/01/2052	6,870,000	9,388,250		9,388,250	11,266,257	1,878,007	120.00%
12/01/2053	7,210,000	9,384,750		9,384,750	11,266,257	1,881,507	120.05%
12/01/2054	8,135,000	9,949,250		9,949,250	11,942,472	1,993,222	120.03%
12/01/2055	8,540,000	9,947,500		9,947,500	11,942,472	1,994,972	120.06%
12/01/2056	9,565,000	10,545,500		10,545,500	12,659,261	2,113,761	120.04%
12/01/2057	10,045,000	10,547,250		10,547,250	12,659,261	2,112,011	120.02%
	99,075,000	215,269,000	-14,861,250	200,407,750	231,180,229	30,772,479	

## SOURCES AND USES OF FUNDS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date	12/01/2037
Delivery Date	12/01/2037

**Sources:**

Bond Proceeds:	
Par Amount	198,485,000.00
Other Sources of Funds:	
Funds on Hand*	9,720,000.00
	208,205,000.00

**Uses:**

Project Fund Deposits:	
Project Fund	109,107,575.00
Refunding Escrow Deposits:	
Cash Deposit*	97,855,000.00
Cost of Issuance:	
Other Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	992,425.00
	208,205,000.00

[\*] Estimated balances, (tbd).

## BOND SUMMARY STATISTICS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date	12/01/2037
Delivery Date	12/01/2037
First Coupon	06/01/2038
Last Maturity	12/01/2067
Arbitrage Yield	3.500000%
True Interest Cost (TIC)	3.534198%
Net Interest Cost (NIC)	3.500000%
All-In TIC	3.542850%
Average Coupon	3.500000%
Average Life (years)	21.627
Weighted Average Maturity (years)	21.627
Duration of Issue (years)	14.902
Par Amount	198,485,000.00
Bond Proceeds	198,485,000.00
Total Interest	150,242,750.00
Net Interest	151,235,175.00
Bond Years from Dated Date	4,292,650,000.00
Bond Years from Delivery Date	4,292,650,000.00
Total Debt Service	348,727,750.00
Maximum Annual Debt Service	16,941,300.00
Average Annual Debt Service	11,624,258.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2067	198,485,000.00	100.000	3.500%	21.627	07/18/2059	367,197.25
	198,485,000.00			21.627		367,197.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	198,485,000.00	198,485,000.00	198,485,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-992,425.00	-992,425.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	197,492,575.00	197,242,575.00	198,485,000.00
Target Date	12/01/2037	12/01/2037	12/01/2037
Yield	3.534198%	3.542850%	3.500000%



## BOND DEBT SERVICE

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date                      12/01/2037  
Delivery Date                12/01/2037

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2038			3,473,487.50	3,473,487.50	
12/01/2038	540,000.00	3.500%	3,473,487.50	4,013,487.50	7,486,975.00
06/01/2039			3,464,037.50	3,464,037.50	
12/01/2039	560,000.00	3.500%	3,464,037.50	4,024,037.50	7,488,075.00
06/01/2040			3,454,237.50	3,454,237.50	
12/01/2040	1,030,000.00	3.500%	3,454,237.50	4,484,237.50	7,938,475.00
06/01/2041			3,436,212.50	3,436,212.50	
12/01/2041	1,065,000.00	3.500%	3,436,212.50	4,501,212.50	7,937,425.00
06/01/2042			3,417,575.00	3,417,575.00	
12/01/2042	1,580,000.00	3.500%	3,417,575.00	4,997,575.00	8,415,150.00
06/01/2043			3,389,925.00	3,389,925.00	
12/01/2043	1,635,000.00	3.500%	3,389,925.00	5,024,925.00	8,414,850.00
06/01/2044			3,361,312.50	3,361,312.50	
12/01/2044	2,200,000.00	3.500%	3,361,312.50	5,561,312.50	8,922,625.00
06/01/2045			3,322,812.50	3,322,812.50	
12/01/2045	2,275,000.00	3.500%	3,322,812.50	5,597,812.50	8,920,625.00
06/01/2046			3,283,000.00	3,283,000.00	
12/01/2046	2,890,000.00	3.500%	3,283,000.00	6,173,000.00	9,456,000.00
06/01/2047			3,232,425.00	3,232,425.00	
12/01/2047	2,990,000.00	3.500%	3,232,425.00	6,222,425.00	9,454,850.00
06/01/2048			3,180,100.00	3,180,100.00	
12/01/2048	3,665,000.00	3.500%	3,180,100.00	6,845,100.00	10,025,200.00
06/01/2049			3,115,962.50	3,115,962.50	
12/01/2049	3,790,000.00	3.500%	3,115,962.50	6,905,962.50	10,021,925.00
06/01/2050			3,049,637.50	3,049,637.50	
12/01/2050	4,525,000.00	3.500%	3,049,637.50	7,574,637.50	10,624,275.00
06/01/2051			2,970,450.00	2,970,450.00	
12/01/2051	4,685,000.00	3.500%	2,970,450.00	7,655,450.00	10,625,900.00
06/01/2052			2,888,462.50	2,888,462.50	
12/01/2052	5,485,000.00	3.500%	2,888,462.50	8,373,462.50	11,261,925.00
06/01/2053			2,792,475.00	2,792,475.00	
12/01/2053	5,680,000.00	3.500%	2,792,475.00	8,472,475.00	11,264,950.00
06/01/2054			2,693,075.00	2,693,075.00	
12/01/2054	6,555,000.00	3.500%	2,693,075.00	9,248,075.00	11,941,150.00
06/01/2055			2,578,362.50	2,578,362.50	
12/01/2055	6,785,000.00	3.500%	2,578,362.50	9,363,362.50	11,941,725.00
06/01/2056			2,459,625.00	2,459,625.00	
12/01/2056	7,740,000.00	3.500%	2,459,625.00	10,199,625.00	12,659,250.00
06/01/2057			2,324,175.00	2,324,175.00	
12/01/2057	8,010,000.00	3.500%	2,324,175.00	10,334,175.00	12,658,350.00
06/01/2058			2,184,000.00	2,184,000.00	
12/01/2058	9,050,000.00	3.500%	2,184,000.00	11,234,000.00	13,418,000.00
06/01/2059			2,025,625.00	2,025,625.00	
12/01/2059	9,365,000.00	3.500%	2,025,625.00	11,390,625.00	13,416,250.00
06/01/2060			1,861,737.50	1,861,737.50	
12/01/2060	10,500,000.00	3.500%	1,861,737.50	12,361,737.50	14,223,475.00
06/01/2061			1,677,987.50	1,677,987.50	
12/01/2061	10,865,000.00	3.500%	1,677,987.50	12,542,987.50	14,220,975.00
06/01/2062			1,487,850.00	1,487,850.00	
12/01/2062	12,100,000.00	3.500%	1,487,850.00	13,587,850.00	15,075,700.00
06/01/2063			1,276,100.00	1,276,100.00	
12/01/2063	12,525,000.00	3.500%	1,276,100.00	13,801,100.00	15,077,200.00
06/01/2064			1,056,912.50	1,056,912.50	
12/01/2064	13,865,000.00	3.500%	1,056,912.50	14,921,912.50	15,978,825.00
06/01/2065			814,275.00	814,275.00	
12/01/2065	14,350,000.00	3.500%	814,275.00	15,164,275.00	15,978,550.00
06/01/2066			563,150.00	563,150.00	
12/01/2066	15,815,000.00	3.500%	563,150.00	16,378,150.00	16,941,300.00
06/01/2067			286,387.50	286,387.50	
12/01/2067	16,365,000.00	3.500%	286,387.50	16,651,387.50	16,937,775.00
	198,485,000.00		150,242,750.00	348,727,750.00	348,727,750.00

## NET DEBT SERVICE

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2038	540,000.00	6,946,975.00	7,486,975.00	7,486,975.00
12/01/2039	560,000.00	6,928,075.00	7,488,075.00	7,488,075.00
12/01/2040	1,030,000.00	6,908,475.00	7,938,475.00	7,938,475.00
12/01/2041	1,065,000.00	6,872,425.00	7,937,425.00	7,937,425.00
12/01/2042	1,580,000.00	6,835,150.00	8,415,150.00	8,415,150.00
12/01/2043	1,635,000.00	6,779,850.00	8,414,850.00	8,414,850.00
12/01/2044	2,200,000.00	6,722,625.00	8,922,625.00	8,922,625.00
12/01/2045	2,275,000.00	6,645,625.00	8,920,625.00	8,920,625.00
12/01/2046	2,890,000.00	6,566,000.00	9,456,000.00	9,456,000.00
12/01/2047	2,990,000.00	6,464,850.00	9,454,850.00	9,454,850.00
12/01/2048	3,665,000.00	6,360,200.00	10,025,200.00	10,025,200.00
12/01/2049	3,790,000.00	6,231,925.00	10,021,925.00	10,021,925.00
12/01/2050	4,525,000.00	6,099,275.00	10,624,275.00	10,624,275.00
12/01/2051	4,685,000.00	5,940,900.00	10,625,900.00	10,625,900.00
12/01/2052	5,485,000.00	5,776,925.00	11,261,925.00	11,261,925.00
12/01/2053	5,680,000.00	5,584,950.00	11,264,950.00	11,264,950.00
12/01/2054	6,555,000.00	5,386,150.00	11,941,150.00	11,941,150.00
12/01/2055	6,785,000.00	5,156,725.00	11,941,725.00	11,941,725.00
12/01/2056	7,740,000.00	4,919,250.00	12,659,250.00	12,659,250.00
12/01/2057	8,010,000.00	4,648,350.00	12,658,350.00	12,658,350.00
12/01/2058	9,050,000.00	4,368,000.00	13,418,000.00	13,418,000.00
12/01/2059	9,365,000.00	4,051,250.00	13,416,250.00	13,416,250.00
12/01/2060	10,500,000.00	3,723,475.00	14,223,475.00	14,223,475.00
12/01/2061	10,865,000.00	3,355,975.00	14,220,975.00	14,220,975.00
12/01/2062	12,100,000.00	2,975,700.00	15,075,700.00	15,075,700.00
12/01/2063	12,525,000.00	2,552,200.00	15,077,200.00	15,077,200.00
12/01/2064	13,865,000.00	2,113,825.00	15,978,825.00	15,978,825.00
12/01/2065	14,350,000.00	1,628,550.00	15,978,550.00	15,978,550.00
12/01/2066	15,815,000.00	1,126,300.00	16,941,300.00	16,941,300.00
12/01/2067	16,365,000.00	572,775.00	16,937,775.00	16,937,775.00
	198,485,000.00	150,242,750.00	348,727,750.00	348,727,750.00

## BOND SOLUTION

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2038	540,000	7,486,975	7,486,975	7,491,365	4,390	100.06%
12/01/2039	560,000	7,488,075	7,488,075	7,491,365	3,290	100.04%
12/01/2040	1,030,000	7,938,475	7,938,475	7,941,086	2,611	100.03%
12/01/2041	1,065,000	7,937,425	7,937,425	7,941,086	3,661	100.05%
12/01/2042	1,580,000	8,415,150	8,415,150	8,417,792	2,642	100.03%
12/01/2043	1,635,000	8,414,850	8,414,850	8,417,792	2,942	100.03%
12/01/2044	2,200,000	8,922,625	8,922,625	8,923,099	474	100.01%
12/01/2045	2,275,000	8,920,625	8,920,625	8,923,099	2,474	100.03%
12/01/2046	2,890,000	9,456,000	9,456,000	9,458,725	2,725	100.03%
12/01/2047	2,990,000	9,454,850	9,454,850	9,458,725	3,875	100.04%
12/01/2048	3,665,000	10,025,200	10,025,200	10,026,489	1,289	100.01%
12/01/2049	3,790,000	10,021,925	10,021,925	10,026,489	4,564	100.05%
12/01/2050	4,525,000	10,624,275	10,624,275	10,628,318	4,043	100.04%
12/01/2051	4,685,000	10,625,900	10,625,900	10,628,318	2,418	100.02%
12/01/2052	5,485,000	11,261,925	11,261,925	11,266,257	4,332	100.04%
12/01/2053	5,680,000	11,264,950	11,264,950	11,266,257	1,307	100.01%
12/01/2054	6,555,000	11,941,150	11,941,150	11,942,472	1,322	100.01%
12/01/2055	6,785,000	11,941,725	11,941,725	11,942,472	747	100.01%
12/01/2056	7,740,000	12,659,250	12,659,250	12,659,261	11	100.00%
12/01/2057	8,010,000	12,658,350	12,658,350	12,659,261	911	100.01%
12/01/2058	9,050,000	13,418,000	13,418,000	13,419,056	1,056	100.01%
12/01/2059	9,365,000	13,416,250	13,416,250	13,419,056	2,806	100.02%
12/01/2060	10,500,000	14,223,475	14,223,475	14,224,440	965	100.01%
12/01/2061	10,865,000	14,220,975	14,220,975	14,224,440	3,465	100.02%
12/01/2062	12,100,000	15,075,700	15,075,700	15,078,146	2,446	100.02%
12/01/2063	12,525,000	15,077,200	15,077,200	15,078,146	946	100.01%
12/01/2064	13,865,000	15,978,825	15,978,825	15,983,075	4,250	100.03%
12/01/2065	14,350,000	15,978,550	15,978,550	15,983,075	4,525	100.03%
12/01/2066	15,815,000	16,941,300	16,941,300	16,942,299	999	100.01%
12/01/2067	16,365,000	16,937,775	16,937,775	16,942,299	4,524	100.03%
	198,485,000	348,727,750	348,727,750	348,803,760	76,010	



## SUMMARY OF BONDS REFUNDED

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
8/25/25: Ser 27 NR SP, 5.00%, 120x, CDR, 2057 mat, FG+6%R+6%C BiRe:					
TERM57	12/01/2038	5.000%	1,345,000.00	12/01/2037	100.000
	12/01/2039	5.000%	1,415,000.00	12/01/2037	100.000
	12/01/2040	5.000%	1,860,000.00	12/01/2037	100.000
	12/01/2041	5.000%	1,955,000.00	12/01/2037	100.000
	12/01/2042	5.000%	2,450,000.00	12/01/2037	100.000
	12/01/2043	5.000%	2,570,000.00	12/01/2037	100.000
	12/01/2044	5.000%	3,120,000.00	12/01/2037	100.000
	12/01/2045	5.000%	3,275,000.00	12/01/2037	100.000
	12/01/2046	5.000%	3,885,000.00	12/01/2037	100.000
	12/01/2047	5.000%	4,080,000.00	12/01/2037	100.000
	12/01/2048	5.000%	4,760,000.00	12/01/2037	100.000
	12/01/2049	5.000%	4,995,000.00	12/01/2037	100.000
	12/01/2050	5.000%	5,745,000.00	12/01/2037	100.000
	12/01/2051	5.000%	6,035,000.00	12/01/2037	100.000
	12/01/2052	5.000%	6,870,000.00	12/01/2037	100.000
	12/01/2053	5.000%	7,210,000.00	12/01/2037	100.000
	12/01/2054	5.000%	8,135,000.00	12/01/2037	100.000
	12/01/2055	5.000%	8,540,000.00	12/01/2037	100.000
	12/01/2056	5.000%	9,565,000.00	12/01/2037	100.000
	12/01/2057	5.000%	10,045,000.00	12/01/2037	100.000
			97,855,000.00		

## ESCROW REQUIREMENTS

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5**  
**DOUGLAS COUNTY, COLORADO**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037**  
**Pay & Cancel Refunding of (proposed) Series 2027 + New Money**  
**Combined District Revenues**  
**Assumes Investment Grade, 100x, 30-yr. Maturity**  
**(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Dated Date	12/01/2037
Delivery Date	12/01/2037

Period Ending	Principal Redeemed	Total
12/01/2037	97,855,000.00	97,855,000.00
	97,855,000.00	97,855,000.00

## PRIOR BOND DEBT SERVICE

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2038			2,446,375.00	2,446,375.00	
12/01/2038	1,345,000.00	5.000%	2,446,375.00	3,791,375.00	6,237,750.00
06/01/2039			2,412,750.00	2,412,750.00	
12/01/2039	1,415,000.00	5.000%	2,412,750.00	3,827,750.00	6,240,500.00
06/01/2040			2,377,375.00	2,377,375.00	
12/01/2040	1,860,000.00	5.000%	2,377,375.00	4,237,375.00	6,614,750.00
06/01/2041			2,330,875.00	2,330,875.00	
12/01/2041	1,955,000.00	5.000%	2,330,875.00	4,285,875.00	6,616,750.00
06/01/2042			2,282,000.00	2,282,000.00	
12/01/2042	2,450,000.00	5.000%	2,282,000.00	4,732,000.00	7,014,000.00
06/01/2043			2,220,750.00	2,220,750.00	
12/01/2043	2,570,000.00	5.000%	2,220,750.00	4,790,750.00	7,011,500.00
06/01/2044			2,156,500.00	2,156,500.00	
12/01/2044	3,120,000.00	5.000%	2,156,500.00	5,276,500.00	7,433,000.00
06/01/2045			2,078,500.00	2,078,500.00	
12/01/2045	3,275,000.00	5.000%	2,078,500.00	5,353,500.00	7,432,000.00
06/01/2046			1,996,625.00	1,996,625.00	
12/01/2046	3,885,000.00	5.000%	1,996,625.00	5,881,625.00	7,878,250.00
06/01/2047			1,899,500.00	1,899,500.00	
12/01/2047	4,080,000.00	5.000%	1,899,500.00	5,979,500.00	7,879,000.00
06/01/2048			1,797,500.00	1,797,500.00	
12/01/2048	4,760,000.00	5.000%	1,797,500.00	6,557,500.00	8,355,000.00
06/01/2049			1,678,500.00	1,678,500.00	
12/01/2049	4,995,000.00	5.000%	1,678,500.00	6,673,500.00	8,352,000.00
06/01/2050			1,553,625.00	1,553,625.00	
12/01/2050	5,745,000.00	5.000%	1,553,625.00	7,298,625.00	8,852,250.00
06/01/2051			1,410,000.00	1,410,000.00	
12/01/2051	6,035,000.00	5.000%	1,410,000.00	7,445,000.00	8,855,000.00
06/01/2052			1,259,125.00	1,259,125.00	
12/01/2052	6,870,000.00	5.000%	1,259,125.00	8,129,125.00	9,388,250.00
06/01/2053			1,087,375.00	1,087,375.00	
12/01/2053	7,210,000.00	5.000%	1,087,375.00	8,297,375.00	9,384,750.00
06/01/2054			907,125.00	907,125.00	
12/01/2054	8,135,000.00	5.000%	907,125.00	9,042,125.00	9,949,250.00
06/01/2055			703,750.00	703,750.00	
12/01/2055	8,540,000.00	5.000%	703,750.00	9,243,750.00	9,947,500.00
06/01/2056			490,250.00	490,250.00	
12/01/2056	9,565,000.00	5.000%	490,250.00	10,055,250.00	10,545,500.00
06/01/2057			251,125.00	251,125.00	
12/01/2057	10,045,000.00	5.000%	251,125.00	10,296,125.00	10,547,250.00
	97,855,000.00		66,679,250.00	164,534,250.00	164,534,250.00



## BOND SOLUTION

**PINE CANYON RESIDENTIAL METROPOLITAN DISTRICT Nos. 1-5  
DOUGLAS COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2037  
Pay & Cancel Refunding of (proposed) Series 2027 + New Money  
Combined District Revenues  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2038	540,000	7,486,975	7,486,975	7,491,365	4,390	100.06%
12/01/2039	560,000	7,488,075	7,488,075	7,491,365	3,290	100.04%
12/01/2040	1,030,000	7,938,475	7,938,475	7,941,086	2,611	100.03%
12/01/2041	1,065,000	7,937,425	7,937,425	7,941,086	3,661	100.05%
12/01/2042	1,580,000	8,415,150	8,415,150	8,417,792	2,642	100.03%
12/01/2043	1,635,000	8,414,850	8,414,850	8,417,792	2,942	100.03%
12/01/2044	2,200,000	8,922,625	8,922,625	8,923,099	474	100.01%
12/01/2045	2,275,000	8,920,625	8,920,625	8,923,099	2,474	100.03%
12/01/2046	2,890,000	9,456,000	9,456,000	9,458,725	2,725	100.03%
12/01/2047	2,990,000	9,454,850	9,454,850	9,458,725	3,875	100.04%
12/01/2048	3,665,000	10,025,200	10,025,200	10,026,489	1,289	100.01%
12/01/2049	3,790,000	10,021,925	10,021,925	10,026,489	4,564	100.05%
12/01/2050	4,525,000	10,624,275	10,624,275	10,628,318	4,043	100.04%
12/01/2051	4,685,000	10,625,900	10,625,900	10,628,318	2,418	100.02%
12/01/2052	5,485,000	11,261,925	11,261,925	11,266,257	4,332	100.04%
12/01/2053	5,680,000	11,264,950	11,264,950	11,266,257	1,307	100.01%
12/01/2054	6,555,000	11,941,150	11,941,150	11,942,472	1,322	100.01%
12/01/2055	6,785,000	11,941,725	11,941,725	11,942,472	747	100.01%
12/01/2056	7,740,000	12,659,250	12,659,250	12,659,261	11	100.00%
12/01/2057	8,010,000	12,658,350	12,658,350	12,659,261	911	100.01%
12/01/2058	9,050,000	13,418,000	13,418,000	13,419,056	1,056	100.01%
12/01/2059	9,365,000	13,416,250	13,416,250	13,419,056	2,806	100.02%
12/01/2060	10,500,000	14,223,475	14,223,475	14,224,440	965	100.01%
12/01/2061	10,865,000	14,220,975	14,220,975	14,224,440	3,465	100.02%
12/01/2062	12,100,000	15,075,700	15,075,700	15,078,146	2,446	100.02%
12/01/2063	12,525,000	15,077,200	15,077,200	15,078,146	946	100.01%
12/01/2064	13,865,000	15,978,825	15,978,825	15,983,075	4,250	100.03%
12/01/2065	14,350,000	15,978,550	15,978,550	15,983,075	4,525	100.03%
12/01/2066	15,815,000	16,941,300	16,941,300	16,942,299	999	100.01%
12/01/2067	16,365,000	16,937,775	16,937,775	16,942,299	4,524	100.03%
	198,485,000	348,727,750	348,727,750	348,803,760	76,010	

**EXHIBIT G****Form of Ballot Questions**

NO. \_\_\_\_\_

---

**OFFICIAL BALLOT FOR MAIL BALLOT ELECTION**  
**PINE CANYON METROPOLITAN DISTRICT NO. 1**  
**TOWN OF CASTLE ROCK, DOUGLAS COUNTY, COLORADO**  
**SPECIAL DISTRICT ELECTION NOVEMBER 4, 2025**



\_\_\_\_\_  
Facsimile of the signature of the election official

1. To vote, place a crossmark ("X") in the box to the right of the name of each candidate and each ballot issue and ballot question.
2. After voting, fold the ballot so that your marks are concealed. This will ensure the secrecy of your ballot.
3. Place the ballot in the return verification envelope. Apply adequate postage or deliver by hand to the address printed below.
4. Complete the affirmation on the reverse of the return envelope. **YOU MUST PROVIDE YOUR SIGNATURE AND BIRTHDATE** in order for your ballot to be counted.

**"WARNING:**

Any person who, by use of force or other means, unduly influences an eligible elector to vote in any particular manner or to refrain from voting, or who falsely makes, alters, forges, or counterfeits any mail ballot before or after it has been cast, or who destroys, defaces, mutilates, or tampers with a ballot is subject, upon conviction, to imprisonment, or to a fine, or both."

---

Vote for not more than three Director(s), Four-Year Term(s)

James Walker \_\_\_\_\_

\_\_\_\_\_

Michelle Walker \_\_\_\_\_

\_\_\_\_\_

Kurt Walker \_\_\_\_\_

\_\_\_\_\_



Vote for not more than two Director(s), Two-Year Term(s)

Brittney Ostransky

Will Ostransky

**BALLOT ISSUE 5A (Operations and Maintenance Mill Levy – Ad Valorem Taxes)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$10,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY THE DISTRICT'S ADMINISTRATION, OPERATIONS, MAINTENANCE, AND CAPITAL EXPENSES, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO ANY CONDITION TO PAY SUCH EXPENSES AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2026 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5B (Multiple Fiscal Year IGA Mill Levy Question)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$230,000.000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY FOR THE PAYMENT OF SUCH AMOUNTS DUE PURSUANT TO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR FOR THE PAYMENT OF SUCH AMOUNTS DUE, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2026 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE

FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5C (Regional Improvements Mill Levy)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$2,000,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS NECESSARY TO PAY FOR REGIONAL IMPROVEMENTS FOR WHICH THE DISTRICT IS OBLIGATED PURSUANT TO ITS SERVICE PLAN, ONE OR MORE INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS, BY THE IMPOSITION OF AD VALOREM PROPERTY TAXES LEVIED IN ANY YEAR, TO PAY THE COSTS OF SUCH REGIONAL IMPROVEMENTS, AND SHALL THE PROCEEDS OF SUCH TAXES AND ANY INVESTMENT INCOME THEREON BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT IN FISCAL YEAR 2026 AND IN EACH FISCAL YEAR THEREAFTER AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT’S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, ALL WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5D (DeBrucing)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO COLLECT, RECEIVE, RETAIN, AND SPEND THE FULL AMOUNT OF ALL TAXES, TAX INCREMENT REVENUES, TAP FEES, PARK FEES, FACILITY FEES, PUBLIC IMPROVEMENT FEES, DEVELOPMENT FEES, IMPACT FEES, SERVICE CHARGES, INSPECTION CHARGES, ADMINISTRATIVE CHARGES, GRANTS, GIFTS OR ANY OTHER FEE, RATE, TOLL, PENALTY, OR CHARGE AUTHORIZED BY LAW, COVENANTS OR CONTRACT TO BE IMPOSED, COLLECTED OR RECEIVED BY THE DISTRICT DURING 2026 AND EACH FISCAL YEAR THEREAFTER, SUCH AMOUNTS TO CONSTITUTE A VOTER-APPROVED REVENUE CHANGE AND BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, THE LIMITS IMPOSED ON INCREASES IN PROPERTY TAXATION BY SECTION 29-1-301, C.R.S. IN ANY SUBSEQUENT YEAR, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT’S REVENUES OR EXPENDITURES AS IT



CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RECEIVED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5E (Street Improvements)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000 AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, STREET IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO CURBS, GUTTERS, CULVERTS, AND OTHER DRAINAGE FACILITIES, UNDERGROUND CONDUITS, SIDEWALKS, TRAILS, PUBLIC PARKING LOTS, STRUCTURES AND FACILITIES, PAVING, LIGHTING, GRADING, LANDSCAPING, BIKE PATHS AND PEDESTRIAN WAYS, PEDESTRIAN OVERPASSES, RETAINING WALLS, FENCING, ENTRY MONUMENTATION, STREETSCAPING, BRIDGES, OVERPASSES, UNDERPASSES, INTERCHANGES, MEDIAN ISLANDS, IRRIGATION, AND A SAFETY PROTECTION SYSTEM THROUGH TRAFFIC AND SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, SIGNALIZATION, SIGNING AND STRIPING, AREA IDENTIFICATION, DRIVER INFORMATION AND DIRECTIONAL ASSISTANCE SIGNS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND AND EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH



DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5F (Parks and Recreation)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$23,000,000 WITH A REPAYMENT COST OF \$80,500,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$80,500,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, PARKS AND RECREATION FACILITIES, IMPROVEMENTS AND PROGRAMS, INCLUDING BUT NOT LIMITED TO COMMUNITY PARKS, BIKE PATHS AND PEDESTRIAN WAYS, FENCING, TRAILS, REGIONAL TRAILS, FIELDS, TOT LOTS, OPEN SPACE, CULTURAL ACTIVITIES, COMMON AREAS, COMMUNITY RECREATION CENTERS, INDOOR AND OUTDOOR ATHLETIC FIELDS AND COURTS, OUTDOOR LIGHTING, EVENT FACILITIES, IRRIGATION FACILITIES, LAKES, WATER BODIES, SWIMMING POOLS, PUBLIC FOUNTAINS AND SCULPTURES, ART, GARDENS, LANDSCAPING, WEED CONTROL, AND OTHER ACTIVE AND PASSIVE RECREATIONAL FACILITIES, IMPROVEMENTS AND PROGRAMS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF



DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5G (Water)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A POTABLE AND NON-POTABLE WATER SUPPLY, STORAGE, TRANSMISSION AND DISTRIBUTION SYSTEM FOR DOMESTIC AND OTHER PUBLIC AND PRIVATE PURPOSES BY ANY AVAILABLE MEANS, AND TO PROVIDE ALL NECESSARY OR PROPER TREATMENT WORKS AND FACILITIES, EQUIPMENT, AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO WELLS, WATER PUMPS, WATER LINES, WATER FEATURES, PURIFICATION PLANTS, PUMP STATIONS, TRANSMISSION LINES, DISTRIBUTION MAINS AND LATERALS, FIRE HYDRANTS, METERS, WATER TAPS, IRRIGATION FACILITIES, CANALS, DITCHES, WATER RIGHTS, FLUMES, PARTIAL FLUMES, HEADGATES, DROP STRUCTURES, STORAGE RESERVOIRS AND FACILITIES, TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD



AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

#### **BALLOT ISSUE 5H (Sanitation)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SANITATION SYSTEM WHICH MAY CONSIST OF STORM OR SANITARY SEWERS, OR BOTH, FLOOD AND SURFACE DRAINAGE, TREATMENT AND DISPOSAL WORKS AND FACILITIES, OR SOLID WASTE DISPOSAL FACILITIES OR WASTE SERVICES, AND ALL NECESSARY OR PROPER EQUIPMENT AND APPURTENANCES INCIDENT THERETO, INCLUDING BUT NOT LIMITED TO TREATMENT PLANTS AND FACILITIES, COLLECTION MAINS AND LATERALS, LIFT STATIONS, TRANSMISSION LINES, CANALS, SLUDGE HANDLING, REUSE AND DISPOSAL FACILITIES, AND/OR STORM SEWER, FLOOD AND SURFACE DRAINAGE FACILITIES AND SYSTEMS, INCLUDING DETENTION/RETENTION PONDS, BOX CULVERTS AND ASSOCIATED IRRIGATION FACILITIES, EQUIPMENT, LAND,



EASEMENTS AND SEWER TAPS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5I (Transportation)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SYSTEM TO TRANSPORT THE PUBLIC BY BUS, RAIL OR ANY OTHER MEANS OF CONVEYANCE, OR ANY COMBINATION THEREOF, OR PURSUANT TO CONTRACT, INCLUDING BUT NOT LIMITED TO PUBLIC TRANSPORTATION SYSTEM IMPROVEMENTS, TRANSPORTATION EQUIPMENT, PARK AND RIDE FACILITIES, PARKING LOTS, STRUCTURES, ROOFS, COVERS AND FACILITIES,



TOGETHER WITH ALL NECESSARY, INCIDENTAL AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS, AND ALL NECESSARY EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES OR SYSTEMS, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5J (Mosquito Control)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$11,500,000 WITH A REPAYMENT COST OF \$92,575,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$92,575,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, MOSQUITO CONTROL AND ERADICATION FACILITIES, IMPROVEMENTS, PROGRAMS, EQUIPMENT AND SUPPLIES NECESSARY FOR THE ELIMINATION OF MOSQUITOES, INCLUDING BUT NOT LIMITED TO THE



ELIMINATION OR TREATMENT OF BREEDING GROUNDS AND PURCHASE, LEASE, CONTRACTING OR OTHER USE OF EQUIPMENT OR SUPPLIES FOR MOSQUITO CONTROL WITHIN THE BOUNDARIES OF THE DISTRICT, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5K (Safety Protection)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$115,000,000 WITH A REPAYMENT COST OF \$402,500,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DISTRICT TAXES BE INCREASED \$402,500,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, A SAFETY PROTECTION SYSTEM OF TRAFFIC AND



SAFETY CONTROLS AND DEVICES ON STREETS AND HIGHWAYS AND AT RAILROAD CROSSINGS, INCLUDING BUT NOT LIMITED TO TRAFFIC SIGNALS AND SIGNAGE, AND CONSTRUCTING UNDERPASSES OR OVERPASSES AT RAILROAD CROSSINGS, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5L (Television Relay and Translation)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$115,000,000 WITH A REPAYMENT COST OF \$402,500,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$402,500,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, TELEVISION RELAY AND TRANSLATION SYSTEM IMPROVEMENTS



THROUGH ANY MEANS NECESSARY, INCLUDING BUT NOT LIMITED TO EQUIPMENT, FACILITIES AND STRUCTURES, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, LAND, EASEMENTS AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

#### **BALLOT ISSUE 5M (Security)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$23,000,000 WITH A REPAYMENT COST OF \$80,500,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$80,500,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, LEASING, FINANCING OR REIMBURSING ALL OR ANY PART OF THE COSTS OF DESIGNING, ACQUIRING, CONSTRUCTING, RELOCATING, INSTALLING, COMPLETING AND OTHERWISE PROVIDING, WITHIN OR WITHOUT THE BOUNDARIES OF THE DISTRICT, SECURITY SERVICES AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, PERIMETER AND INTERIOR SECURITY PATROLS, CONSTRUCTION OF SAFETY BARRIERS OR OTHER PROTECTIVE MEASURES, ACQUISITION OF SECURITY



EQUIPMENT, PROTECTION OF PROPERTY FROM UNLAWFUL DAMAGE OR DESTRUCTION, AND OTHER SECURITY IMPROVEMENTS WHICH MAY BE NECESSARY FOR THE ORDERLY CONDUCT OF DISTRICT AFFAIRS AND FOR PROTECTION OF THE HEALTH, SAFETY, AND WELFARE OF THE DISTRICT RESIDENTS, TAXPAYERS, OFFICERS, AND EMPLOYEES, INCLUSIVE OF THE GENERAL PUBLIC, TOGETHER WITH ALL NECESSARY, INCIDENTAL, AND APPURTENANT FACILITIES, EQUIPMENT, AND LAND AND EASEMENTS, AND EXTENSIONS OF AND IMPROVEMENTS TO SUCH FACILITIES, SUCH DEBT TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5N (Refunding Debt)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, FOR THE PURPOSE OF PAYING, REFUNDING, REFINANCING OR DEFEASING ANY OR ALL OF THE DISTRICT'S DEBT, BUT NOT TO EXCEED THE MAXIMUM NET EFFECTIVE INTEREST RATE OF 15%



PER ANNUM, SUCH INTEREST TO BE PAYABLE AT SUCH TIME OR TIMES, AND WHICH MAY COMPOUND ANNUALLY OR SEMIANNUALLY, AND SUCH DEBT TO MATURE, BE SUBJECT TO REDEMPTION WITH OR WITHOUT PREMIUM, AND BE ISSUED AND SOLD AT, ABOVE OR BELOW PAR, SUCH DEBT TO BE ISSUED OR INCURRED AT ONE TIME OR FROM TIME TO TIME, TO BE PAID FROM ANY LEGALLY AVAILABLE REVENUES OF THE DISTRICT, INCLUDING THE PROCEEDS OF AD VALOREM PROPERTY TAXES; SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED ON ALL TAXABLE PROPERTY OF THE DISTRICT, WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING SUCH DEBT; ALL OF THE ABOVE AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS; AND SHALL THE PROCEEDS OF ANY SUCH DEBT AND THE REVENUE FROM SUCH TAXES, ANY OTHER REVENUE USED TO PAY SUCH DEBT, AND INVESTMENT EARNINGS THEREON, BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 50 (District Intergovernmental Agreements as Debt)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 DEBT BE INCREASED \$230,000,000 WITH A REPAYMENT COST OF \$805,000,000, AND SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED \$805,000,000 ANNUALLY OR BY SUCH LESSER AMOUNT AS MAY BE NECESSARY FOR THE PAYMENT OF THE PRINCIPAL OF, PREMIUM IF ANY, AND INTEREST ON SUCH DEBT WHEN DUE AND ANY REFUNDINGS THEREOF, AT AN INTEREST RATE THAT IS EQUAL TO, LOWER OR HIGHER THAN THE INTEREST RATE ON THE REFUNDED DEBT, SUCH DEBT TO CONSIST OF INTERGOVERNMENTAL AGREEMENTS OR OTHER CONTRACTS WITHOUT LIMIT AS TO TERM WITH ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES, WHICH CONTRACTS WILL CONSTITUTE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS AND WHICH WILL OBLIGATE THE DISTRICT TO PAY, REIMBURSE OR FINANCE THE COSTS OF FINANCING, DESIGNING, ACQUIRING, CONSTRUCTING, COMPLETING OR OTHERWISE PROVIDING, AND THE COSTS OF OPERATING AND MAINTAINING, ANY PUBLIC IMPROVEMENT WHICH THE DISTRICT IS LAWFULLY AUTHORIZED TO PROVIDE, ALL AS MAY BE PROVIDED IN SUCH

CONTRACTS, SUCH CONTRACT OBLIGATIONS TO BEAR INTEREST AT A MAXIMUM NET EFFECTIVE INTEREST RATE NOT TO EXCEED 15% PER ANNUM, BE REFINANCED AT A NET EFFECTIVE INTEREST RATE NOT TO EXCEED THE MAXIMUM NET EFFECTIVE INTEREST RATE WITHOUT ADDITIONAL VOTER APPROVAL AND CONTAIN SUCH TERMS, NOT INCONSISTENT HEREWITH, AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE; AND IN CONNECTION THEREWITH SHALL AD VALOREM PROPERTY TAXES BE LEVIED IN ANY YEAR, WITHOUT LIMITATION AS TO RATE AND IN AN AMOUNT SUFFICIENT TO PAY THE OBLIGATIONS OF THE CONTRACTS WHEN DUE, AND SHALL THE PROCEEDS OF THE CONTRACTS, THE REVENUES FROM ALL TAXES, FROM REVENUE SHARING AGREEMENTS, ANY OTHER REVENUES USED TO PAY THE OBLIGATIONS OF THE CONTRACTS AND ANY EARNINGS FROM THE INVESTMENT OF SUCH PROCEEDS AND REVENUES BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR ANY OTHER LAW WHICH PURPORTS TO LIMIT THE DISTRICT'S REVENUES OR EXPENDITURES AS IT CURRENTLY EXISTS OR AS IT MAY BE AMENDED IN THE FUTURE, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED, RETAINED AND SPENT BY THE DISTRICT?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5P (Multi Fiscal Year IGA)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE INTERGOVERNMENTAL AGREEMENTS WITH THE STATE OR ONE OR MORE POLITICAL SUBDIVISIONS OF THE STATE, GOVERNMENTAL UNITS, GOVERNMENTALLY-OWNED ENTERPRISES, OR OTHER PUBLIC ENTITIES FOR THE PURPOSE OF FINANCING THE COSTS OF ANY PUBLIC IMPROVEMENTS, FACILITIES, SYSTEMS, PROGRAMS, OR PROJECTS WHICH THE DISTRICT MAY LAWFULLY PROVIDE, OR FOR THE PURPOSE OF PROVIDING FOR THE OPERATIONS AND MAINTENANCE OF THE DISTRICT AND ITS FACILITIES AND PROPERTIES, WHICH AGREEMENT MAY CONSTITUTE A MULTIPLE FISCAL YEAR FINANCIAL OBLIGATION OF THE DISTRICT TO THE EXTENT PROVIDED THEREIN AND OTHERWISE AUTHORIZED BY LAW, AND IN CONNECTION THEREWITH SHALL THE DISTRICT BE AUTHORIZED TO MAKE COVENANTS REGARDING THE ESTABLISHMENT AND USE OF AD VALOREM TAXES, RATES, FEES, PUBLIC IMPROVEMENT FEES, TOLLS, PENALTIES, AND OTHER CHARGES OR REVENUES OF THE DISTRICT, AND COVENANTS, REPRESENTATIONS, AND WARRANTIES AS TO OTHER MATTERS ARISING UNDER THE AGREEMENTS, ALL AS MAY BE DETERMINED BY THE DISTRICT BOARD OF DIRECTORS?



	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOT ISSUE 5Q (Regional Improvements IGA)**

SHALL PINE CANYON METROPOLITAN DISTRICT NO. 1 BE AUTHORIZED TO ENTER INTO ONE OR MORE MULTIPLE FISCAL YEAR FINANCIAL OBLIGATIONS EVIDENCED BY AN INTERGOVERNMENTAL AGREEMENT OR AGREEMENTS CONCERNING THE PROVISION OF PUBLIC IMPROVEMENTS WITH A REGIONAL AUTHORITY OR ONE OR MORE OTHER POLITICAL SUBDIVISIONS OR GOVERNMENTALLY-OWNED ENTERPRISES, CONTAINING SUCH TERMS AND CONDITIONS AS THE DISTRICT BOARD OF DIRECTORS MAY DETERMINE TO BE NECESSARY AND APPROPRIATE AND PROVIDING FOR PAYMENTS BY THE DISTRICT IN AN AGGREGATE AMOUNT NOT TO EXCEED \$185,535,000 OF TAX REVENUES DERIVED FROM AN AD VALOREM MILL LEVY IMPOSED BY THE DISTRICT ON ALL TAXABLE PROPERTY?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**PINE CANYON METROPOLITAN DISTRICT NO. 1 BALLOT QUESTION 601**

Shall Pine Canyon Metropolitan District No. 1, Town of Castle Rock, Douglas County, Colorado, be organized?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**PINE CANYON METROPOLITAN DISTRICT NO. 1 BALLOT QUESTION 602**

Shall members of the board of directors of Pine Canyon Metropolitan District No. 1 be authorized to serve without limitation on their terms of office pursuant to the right granted to the voters of Pine Canyon Metropolitan District No. 1 in Article XVIII, Section 11 of the Colorado Constitution to lengthen, shorten, or eliminate the limitations on the terms of office imposed by such section?

	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**PINE CANYON METROPOLITAN DISTRICT NO. 1 QUESTION 603**

Shall Pine Canyon Metropolitan District No. 1 be authorized to exercise the power to establish, maintain, and operate a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and may the Pine Canyon Metropolitan District No. 1 contract to undertake such activities?



	YES	<input type="checkbox"/>
	NO	<input type="checkbox"/>

**BALLOTS MUST BE RECEIVED BY 7:00 P.M. ON ELECTION DAY  
NOVEMBER 4, 2025**

PINE CANYON METROPOLITAN DISTRICT NO. 1  
c/o COMMUNITY RESOURCE SERVICES OF COLORADO  
7995 E. PRENTICE AVE., SUITE 103E  
GREENWOOD VILLAGE CO 80111