

**SERVICE PLAN FOR  
PINE CANYON COMMERCIAL METROPOLITAN DISTRICT**

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

Prepared  
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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 Districts Nos. 1-4.

### **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 Commercial Metropolitan District.

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 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.



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

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.



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 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 835.24 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 THE WOODLANDS 10, 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.

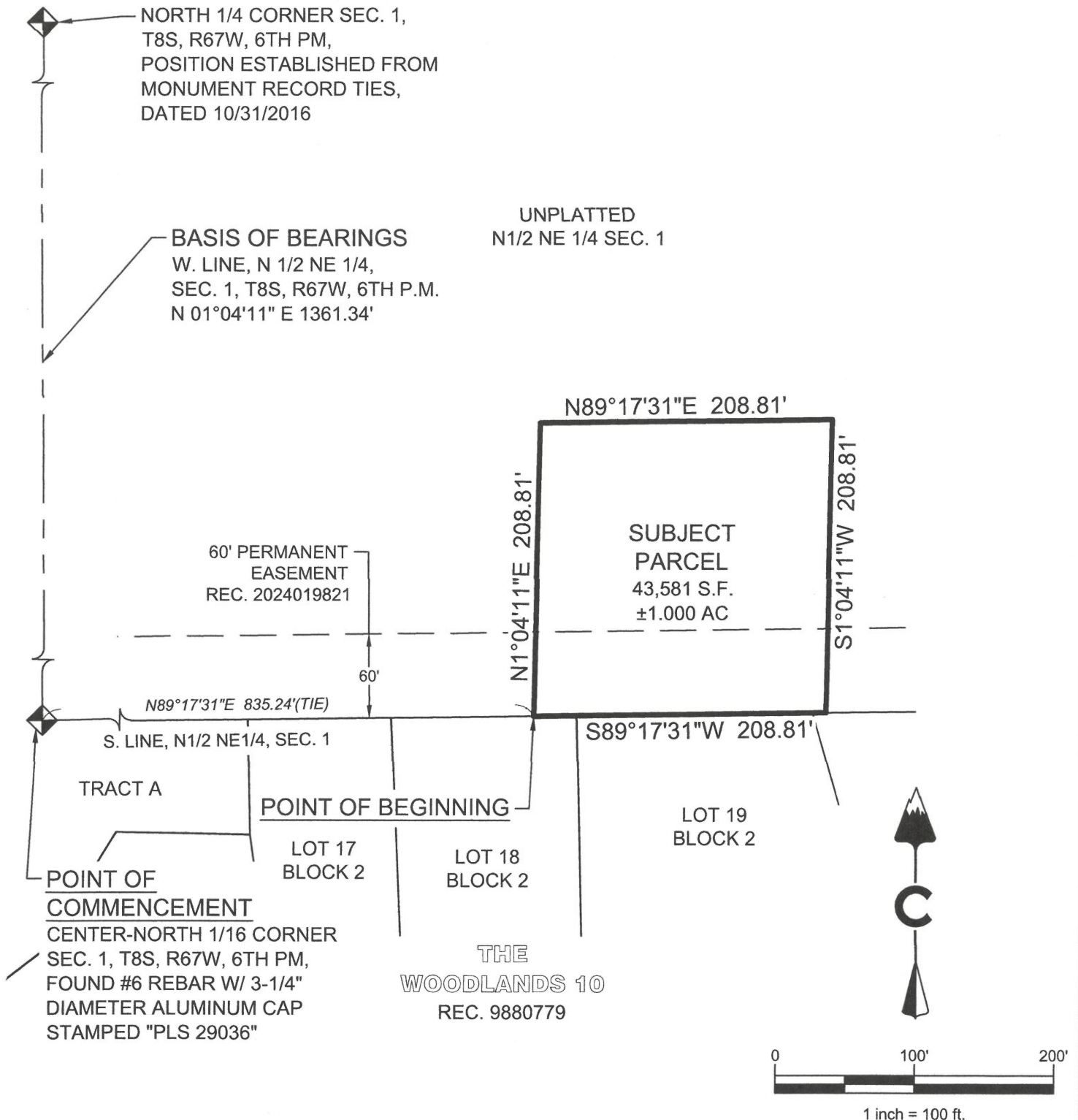
THE LINEAL UNIT USED IN THE PREPARATION OF THE LEGAL DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE. NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

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

COMMERCIAL  
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**;

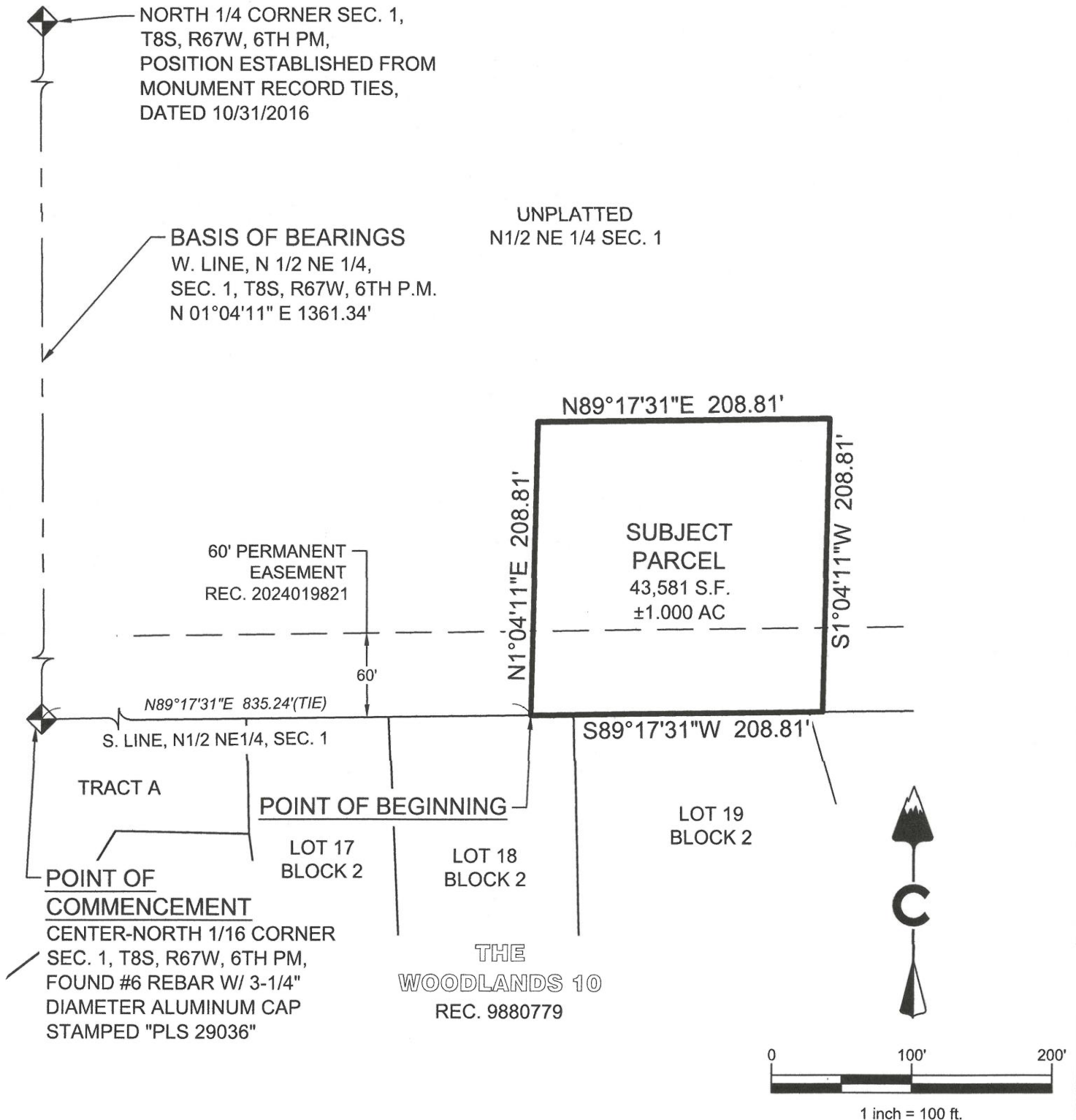
SAID PARCEL CONTAINING A CALCULATED AREA OF 18,091,645 SQUARE FEET, OR 415.327 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY OF WHATSOEVER NATURE.

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

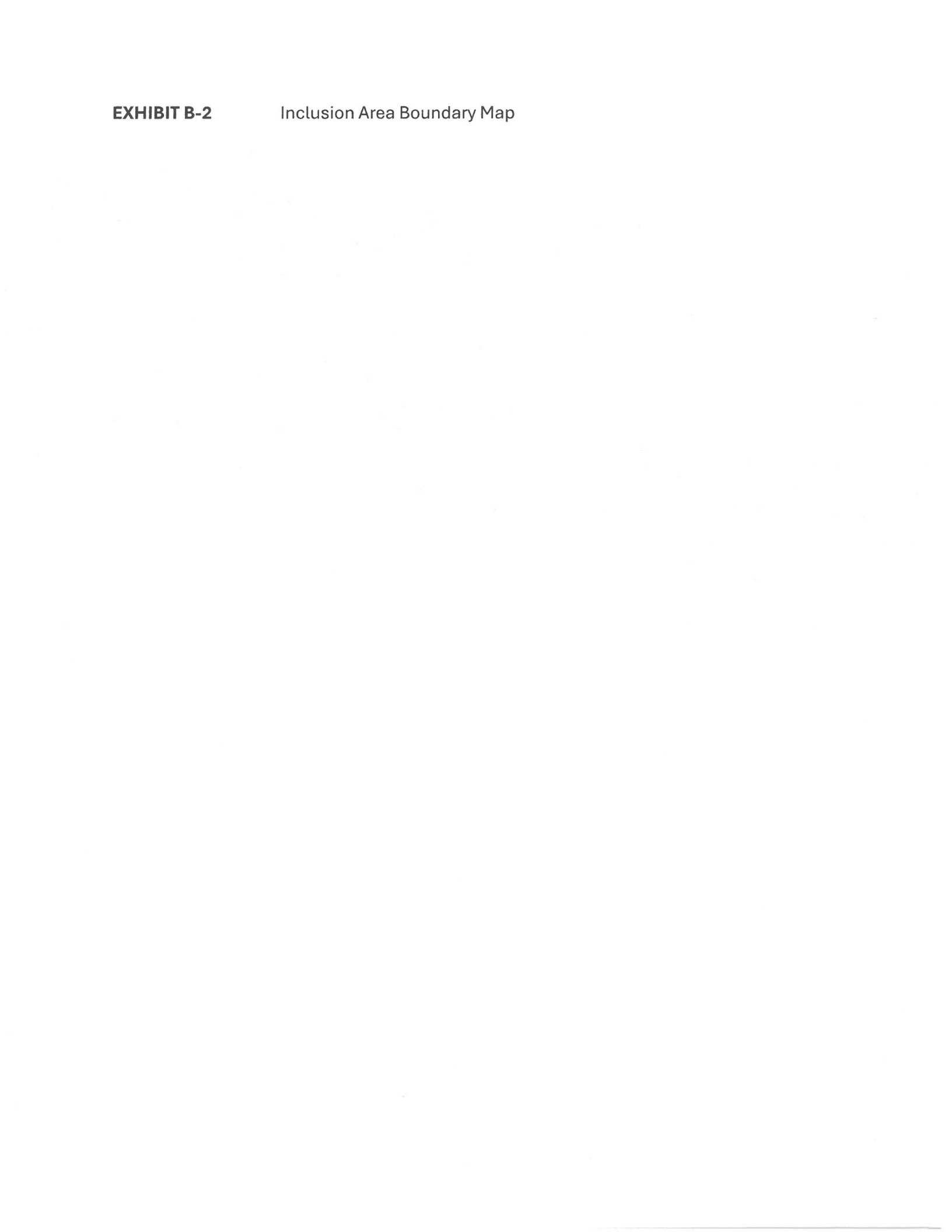
**CORE**

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

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

**EXHIBIT B-2**

**Inclusion Area Boundary Map**

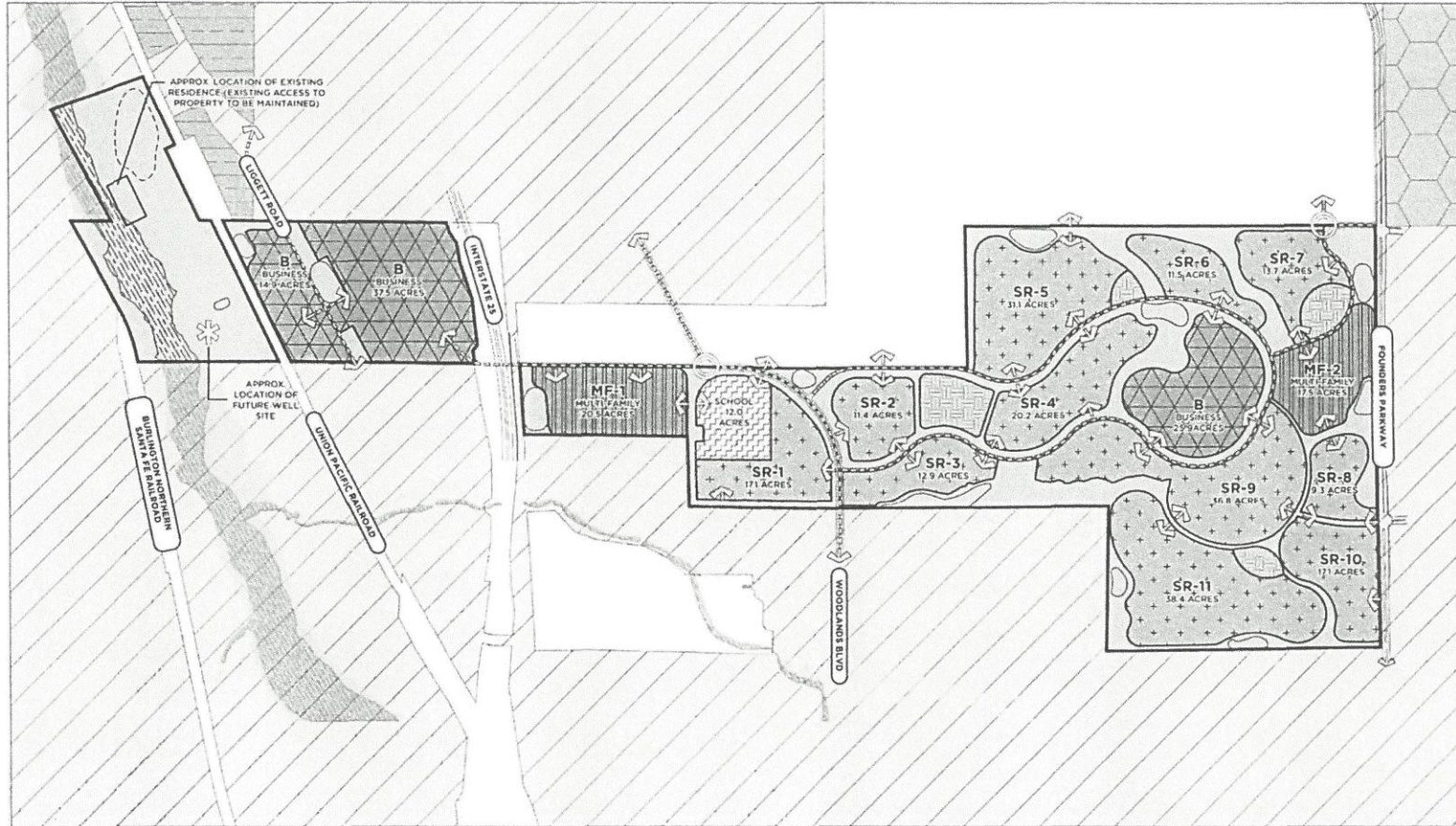




# PINE CANYON PLANNED DEVELOPMENT

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

## 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<br>MAX/MIN | MAX NON-RESIDENTIAL SQUARE<br>FOOTAGE |
|---------------------------|-------------|---------------------------|---------------------------------------|
| SR-1 SUBURBAN RESIDENTIAL | 219.5 ACRES | 800                       | N/A                                   |
| MF-1 MULTIFAMILY          | 20.0 ACRES  | N/A                       | N/A                                   |
| B BUSINESS                | 19.9 ACRES  | 800                       | 600,000 SF                            |
| S SCHOOL                  | 12.0 ACRES  | N/A                       | N/A                                   |
| OSP OPEN SPACE            | 187.6 ACRES | N/A                       | N/A                                   |
| GROSS SITE AREA           |             | 540.4 ACRES               |                                       |
| MAX RESIDENTIAL UNITS     |             | 1,600                     |                                       |

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

| PLANNING DESIGNATIONS       | TOTAL AREA  | % OF TOTAL  | OWNERSHIP & MAINTENANCE            |
|-----------------------------|-------------|-------------|------------------------------------|
| OSP OPEN SPACE              | 187.6 ACRES | 34.7%       | Private Canyon HGA (public access) |
| OSP-1                       | 2.1 ACRES   | 0.4%        | Private Canyon HGA (public access) |
| OSP-2                       | 4.0 ACRES   | 0.7%        | Private Canyon HGA (public access) |
| OSP-3                       | 1.2 ACRES   | 0.2%        | Private Canyon HGA (public access) |
| OSP-4                       | 1.7 ACRES   | 0.3%        | Private Canyon HGA (public access) |
| OSP-5                       | 9.7 ACRES   | 1.8%        | Private Canyon HGA (public access) |
| OSP-6                       | 40.5 ACRES  | 7.5%        | Private Canyon HGA (public access) |
| OSP-7                       | 17.1 ACRES  | 3.2%        | Private Canyon HGA (public access) |
| OSP-8                       | 20.9 ACRES  | 3.9%        | Private Canyon HGA (public access) |
| OSP-9                       | 18.4 ACRES  | 3.4%        | Private Canyon HGA (public access) |
| OSP-10                      | 17.1 ACRES  | 3.2%        | Private Canyon HGA (public access) |
| OSP-11                      | 18.4 ACRES  | 3.4%        | Private Canyon HGA (public access) |
| OSP TOTAL                   | 187.6 ACRES | 34.7%       | Private Canyon HGA (public access) |
| R.O.W. (DEDUCTED FROM G.S.) |             | 10.5 ACRES  | 1.9%                               |
| GROSS SITE AREA             |             | 540.4 ACRES | 100.0%                             |

PREPARED FOR:

JRM Family Limited  
Liability Limited Partnership  
1200 17th St, Suite 3000,  
Denver, CO 80202  
303.687.0007

ENGINEERING:

CORE  
CONSULTANTS

1950 W Littleton Blvd,  
Suite 105 • Littleton, CO  
80120  
303.703.4444

LAND PLANNING:



PCS Group, Inc.  
300 Kalamath Street,  
Denver, CO 80233  
720.259.8244

REVISIONS:

| NO. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
|     |                      |      |    |
|     |                      |      |    |
|     |                      |      |    |
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SHEET NO. 0

## PINE CANYON LAND USE PLAN OVERVIEW

DRAWN BY:  
JN/CG  
DESIGNED BY:  
JP

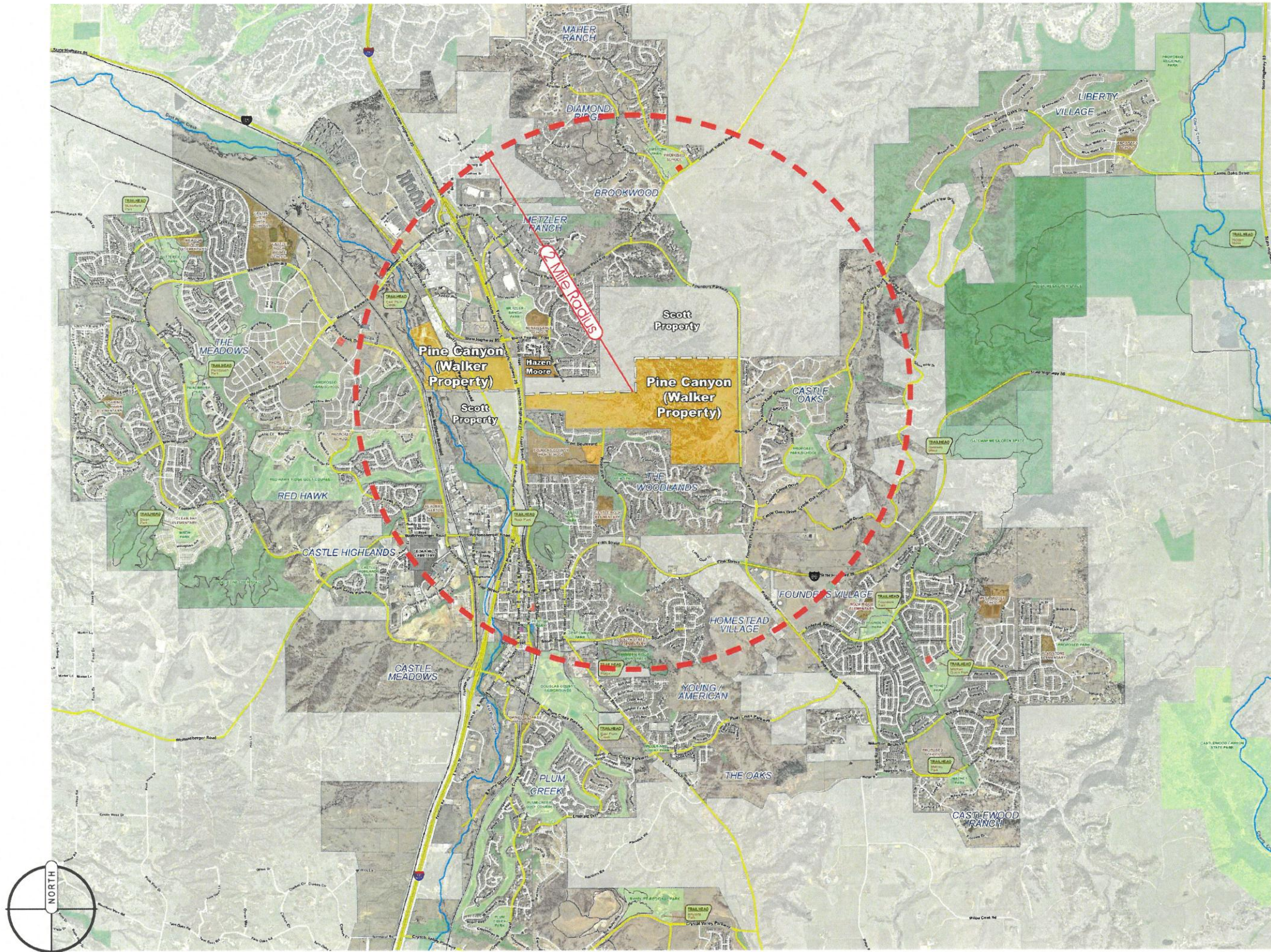
SUBMITTED ON:  
2020-04-27

7  
OF 13

**EXHIBIT C**

**Town of Castle Rock Vicinity Map**







**EXHIBIT D**

**Intergovernmental Agreement Between District and Town**



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

This INTERGOVERNMENTAL AGREEMENT (the “Agreement”) is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by and between the TOWN OF CASTLE ROCK, COLORADO, a home rule municipal corporation of the State of Colorado (the “Town”), and PINE CANYON METROPOLITAN DISTRICT NO. x, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), collectively referred to herein as the “Parties”.

RECITALS

WHEREAS, the District was organized to finance certain public improvements, all as are more specifically set forth in the District’s Service Plan, dated August 24, 2025, and approved by the Town on September 2, 2025, by Resolution No. \_\_\_\_\_ (the “Service Plan”); and

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

WHEREAS, the Town and the District have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Agreement;

NOW, THEREFORE, for and 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:

**ARTICLE I**  
**DEFINITIONS**

1.01 DEFINED TERMS. Unless the context expressly indicates the contrary, the following words when capitalized in the text herein shall the following meaning:

**Act.** Article 1, Title 32, C.R.S., the Special District Act.

**Agreement.** This Intergovernmental Agreement.

**Bonds.** Bonds, refunding bonds, notes, certificates, debentures, contract or other evidence of indebtedness or borrowing issued or incurred by the District pursuant to law.

**Charter.** The Home Rule Charter of the Town, as amended.

**Code.** The Castle Rock Municipal Code, as amended.

**C.R.S.** The Colorado Revised Statutes, as amended.

**Development Exactions.** The fees and charges imposed by the Town under Town Regulations on development, including per unit charges for capital plant investment, such as System Development fees.

**District.** The Pine Canyon Metropolitan District No. x.

**Facilities.** The public infrastructure described in the Service Plan to serve the Project.

**Fees.** The fees, rates, tolls, penalties or charges that may be imposed by the District pursuant to the Act.

**Financial Plan.** The forecasted financial plan of the District; Exhibit F of the Service Plan.

**Municipal Services.** Police and fire protection, water and wastewater, storm water drainage and detention, parks and recreation, transportation, street maintenance, general administrative services, including code enforcement, and any other service provided by the Town within its boundaries under its police powers.

**SDO.** Chapter 11.02 of the Code, Special District Oversight.

**Service Plan.** The approved Service Plan of the District.

**System Development Fees.** The charges imposed by the Town under Town Regulations as a condition to the right to connect to the municipal water or wastewater system, for the purpose of recovering the Town's pro rata capital cost of water or wastewater facilities dedicated to allow such connection, including the component charges currently imposed under 13.12.080 of the Code, but excluding therefrom any charge or fee imposed under Town Regulations exclusively for the purpose of the acquisition or development of renewable water resources or a cash payment in lieu of water rights dedication.

**Town.** The Town of Castle Rock, Colorado, a home rule municipal corporation.

**Town Regulations.** The Charter, ordinances, resolutions, rules and regulations of the Town, including the Code and the provisions of the zoning, subdivision, public works and building codes, as amended, applied on a Town-wide basis. Reference to Town Regulations shall mean those Town Regulation in effect at the time of application.

1.02 CROSS-REFERENCE. Any reference to a section or article number with or without further description shall mean such section or article in this Agreement.

## **ARTICLE II FACILITIES DEVELOPMENT AND MAINTENANCE**

2.01 CONSTRUCTION OF FACILITIES. The District shall have the authority to finance and construct at its expenses the public infrastructure described in the Service Plan (the "Facilities"). The Facilities shall be constructed pursuant to the standards and procedures set forth in the Service and the Town Regulations.

2.02 OWNERSHIP OF FACILITIES. Except as otherwise provided in the Service Plan or as otherwise approved by the Town, the District shall convey the Facilities to the Town upon completion.

2.03 MAINTENANCE OF FACILITIES. Upon acceptance of the Facilities by the Town, the Town shall be responsible for the Facilities' operation, maintenance, repair and

replacement, as necessary. Nothing herein shall restrict the Town from conveying Facilities to a regional authority, governmental, or quasi-governmental agency or authority provided an equivalent level of maintenance and operation of such Facilities is guaranteed by the Town and the Town obtains an opinion of a bond attorney with nationally-recognized expertise in the area of municipal bonds that the conveyance will not adversely affect the tax-exempt status of any outstanding Bonds of the District.

### **ARTICLE III MILL LEVY AND FEES**

3.01 MILL LEVY LIMITATION. The District shall not exceed the Mill Levy Cap, as that term is defined in the Service Plan unless the Town approves a Service Plan amendment for that purpose.

3.02 CHARGES BY THE DISTRICT. The District shall have the right to impose Fees provided that the imposition of such Fees shall not in any manner impair or limit the imposition or collection by the Town of any Development Exactions, including System Development Fees, with the District. Nothing in this section shall preclude or impair the District's ability to collect *ad valorem* property taxes, or to collect and impose any other fee, rate, toll, penalty, charge, tax or other source of revenue that is allowed by the Act.

### **ARTICLE IV BOND ISSUANCE**

4.01 BONDS. The District shall not issue Bond, except upon compliance with the following:

- a. The Bonds are issued in accordance with the applicable provisions and restrictions of the Service Plan, the Act, and other applicable provisions of the laws of the State of Colorado; and
- b. There has not occurred a material modification of the Service Plan which would require the District to obtain a Service Plan amendment under either the Act or the SDO.

### **ARTICLE V SERVICE PLAN COMPLIANCE**

5.01 GENERALLY. The Service Plan contains certain responsibilities, restrictions and limitations on the District which shall not be separately set forth in this Agreement. Performance of the Service Plan obligations by the District shall be construed as a covenant of this Agreement, for which the default and remedies of Section 8.05 shall be applicable in the same manner as if expressly set forth in herein.

5.02 SERVICE PLAN AMENDMENT. The authorization of the District under the terms of the Service Plan and this Agreement is given by the Town in reliance upon certain development and financial assumptions and projections in the Service Plan. Although these



projections and assumptions are based upon the best information available at this time, such assumptions and projections may prove to be materially inaccurate. Accordingly, a Service Plan amendment shall be submitted by the District to the Town for the Town review and approval if required under the SDO and Special District Act.

5.03 TOWN REVIEW. Annually, but not later than the date the District is required to submit the annual report under the SDO, the District shall furnish to the Town an accounting of all actual revenues and expenses, and accumulated reserves for the preceding calendar year, in substantially the same format as the Financial Plan, such that the Town can compare the experience of the District with the projections in the Financial Plan. The Town shall have access to the District's financial statements, accounting records and other supporting documentation, upon written demand, and at such reasonable times, for the purpose of auditing the financial reports submitted by the District.

5.04 STATUTORY REVIEW. The review of the Service Plan and the approval of this Agreement shall constitute the first quinquennial review of the District's reasonable diligence. Nothing herein precludes the Town from initiating further quinquennial reviews per the Act.

## **ARTICLE VI LIMITATIONS ON DISTRICT**

6.01 RESTRICTIONS ON EXPANSION OF DISTRICT'S POWERS. The parties acknowledge that the District was approved by the Town for the purpose of acquiring, construction, installing and completing the Facilities and providing for the limited services described in the Service Plan. The District shall not engage in any activity, purpose, service or function except as stated in the Service Plan or in this Agreement or as reasonably required for the District to accomplish its purposes. The Town shall not interfere with the District's exercise of any of its lawful powers except as the exercise thereof is specifically limited by the Service Plan or this Agreement.

6.02 EXTRATERRITORIAL ACTIVITY. The District shall not engage in any service or activity outside its boundaries except as described or indicated in the Service Plan or with the prior approval of the Town.

6.03 CHANGE OF DISTRICT BOUNDARIES. The District shall not approve the inclusion or exclusion of property from its boundaries as initially approved in the Service Plan except with the approval of the Town.

6.04 WATER RIGHTS. The District is prohibited from owning, managing, acquiring or developing water rights.

## **ARTICLE VII TOWN RESERVED POWERS**

7.01 GENERALLY. As a general purpose municipal corporation, the Town adopts and administers policies, rules and regulations, principally through the Town Regulations. The

approval of the Service Plan or this Agreement shall in no manner restrict the Town Council from applying the Town Regulations within the District, even if the Town Regulations have an effect of limit development or making development more costly to the landowner and/or District, provided that the Town Regulations are a lawful exercise of the Town's legislative, quasi-legislative, administrative and/or police powers.

7.02 NO CLAIMS. Without limiting the legal obligations of the Town to any other parties as to the property within the boundaries of the District, the District shall have no legal or equitable claim against the Town as a result of the Town imposing or changing the amount of Development Exactions; exercising its right of eminent domain to acquire private properties in the District for public purposes upon the payment of just compensation therefor, or; acquisition of properties for park, recreation, open space or other public purposes that are otherwise zoned for development in the District pursuant to agreement with the owner therefor.

## **ARTICLE VIII GENERAL PROVISIONS**

8.01 DISSOLUTION OF DISTRICTS. At such time as the District has completed construction of the improvements provided for in its Service Plan, upon arrangement for repayment of all of its outstanding debt, and upon arrangement for ongoing operations and maintenance of District improvements by another appropriate entity, the Board of Directors will place the question of dissolution of the District before its constituents and will exercise every reasonable effort to process the dissolution of the District in accordance with Colorado Statute.

8.02 INSTRUMENTS OF FURTHER ASSURANCE. The Town and the District covenant that they will do, execute, acknowledge and deliver or cause to be done, executed, acknowledged and delivered such acts, instruments and transfers as may be reasonably required for the performance of their obligations hereunder.

8.03 DEFAULT AND REMEDIES. In the event either party believes that the other party is in default of this Agreement, the initiating party shall be required before taking any other action to notify the alleged defaulting party in writing of such default. The writing shall specify the exact nature of the default. The alleged defaulting party shall have twenty (20) business days from receipt of such notice to cure such default or to notify the initiating party that no default has occurred. If a default has occurred, the initiating party may exercise any of its remedies after the twentieth business from receipt of notice unless: the default is incapable of being cured; or default is not capable of being cured in twenty (20) days but the defaulting party has commenced to cure such default with the twenty-day period and the defaulting party diligently prosecutes such cure to completion. If a default occurs and is not cured as described above, the initiating party shall have all rights at law or in equity as seems necessary or desirable to enforce performance and observance of the defaulted obligation or covenant. In the event of a claim is filed in the courts, the prevailing party shall be entitled to recover its reasonable attorney fees and litigation costs from the other party.



8.04 NOTICES. All notices and other communication shall be sufficiently given and shall be deemed given when mailed by registered or certified mail, postage prepaid, or when delivered by a nationally recognized overnight mail service, to:

Town: Town of Castle Rock  
Attn: Town Attorney  
100 N Wilcox Street  
Castle Rock Co 80104

District: Pine Canyon Metropolitan District No. x  
c/o Miller Law pllc  
1555 California St No. 505  
Denver CO 80202  
Attn: Dianne Miller

8.05 NO LIABILITY OF TOWN. The Town shall no obligation whatsoever to repay any debt or liability of the District, including Bonds.

8.06 NOTICE OF MEETINGS. The District shall provide notice of every regular or special meeting of the District to the Town Clerk at least three (3) days prior to each meeting.

8.07 ASSIGNMENT. No transfer or assignment of this Agreement or of any rights hereunder shall be made by either party without the prior written consent of the other, which consent shall not be unreasonably withheld.

8.08 AMENDMENT. This Agreement may be amended, modified, changed or terminated in whole or in part and without amendment of the Service Plan, but only if approved by resolution of the Town Council of the Town and by resolution of the Board of Directors of the District.

8.09 SEVERABILITY. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either party or as to both Parties, such portion shall be deemed severable and its invalidity or its unenforceability shall not cause the entire agreement to be terminated. Further, with respect to any portion so held invalid or unenforceable, the District and Town agree to take such actions as may be necessary to achieve to the greatest degree possible the intent of the affected portion.

8.10 NO WAVIER. The waiver or delay of enforcement of one or more terms of this Agreement shall not constitute a waiver of the remaining terms. The waiver or delay in enforcement regarding any default of this Agreement shall constitute a waiver of any terms of the Agreement.

8.11 ENTIRE AGREEMENT OF THE PARTIES. This written Agreement, together with the Service Plan, constitutes the entire agreement between the Parties and supersedes all



prior written or oral agreements, negotiations, or representations and understandings of the Parties with respect to the subject matter contained herein.

8.12 **BENEFICIARIES.** This Agreement is made solely for the benefit of the parties and no other parties or persons are intended beneficiaries.

**ATTEST:**

**TOWN OF CASTLE ROCK**

\_\_\_\_\_  
Town Clerk

\_\_\_\_\_  
Mayor

**Approved as to form:**

\_\_\_\_\_  
Town attorney

**ATTEST:**

**PINE CANYON**

**METROPOLITAN DISTRICT NO. xx**

\_\_\_\_\_  
District Secretary

\_\_\_\_\_  
District President

**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   | \$ 1,199,480 | \$ 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

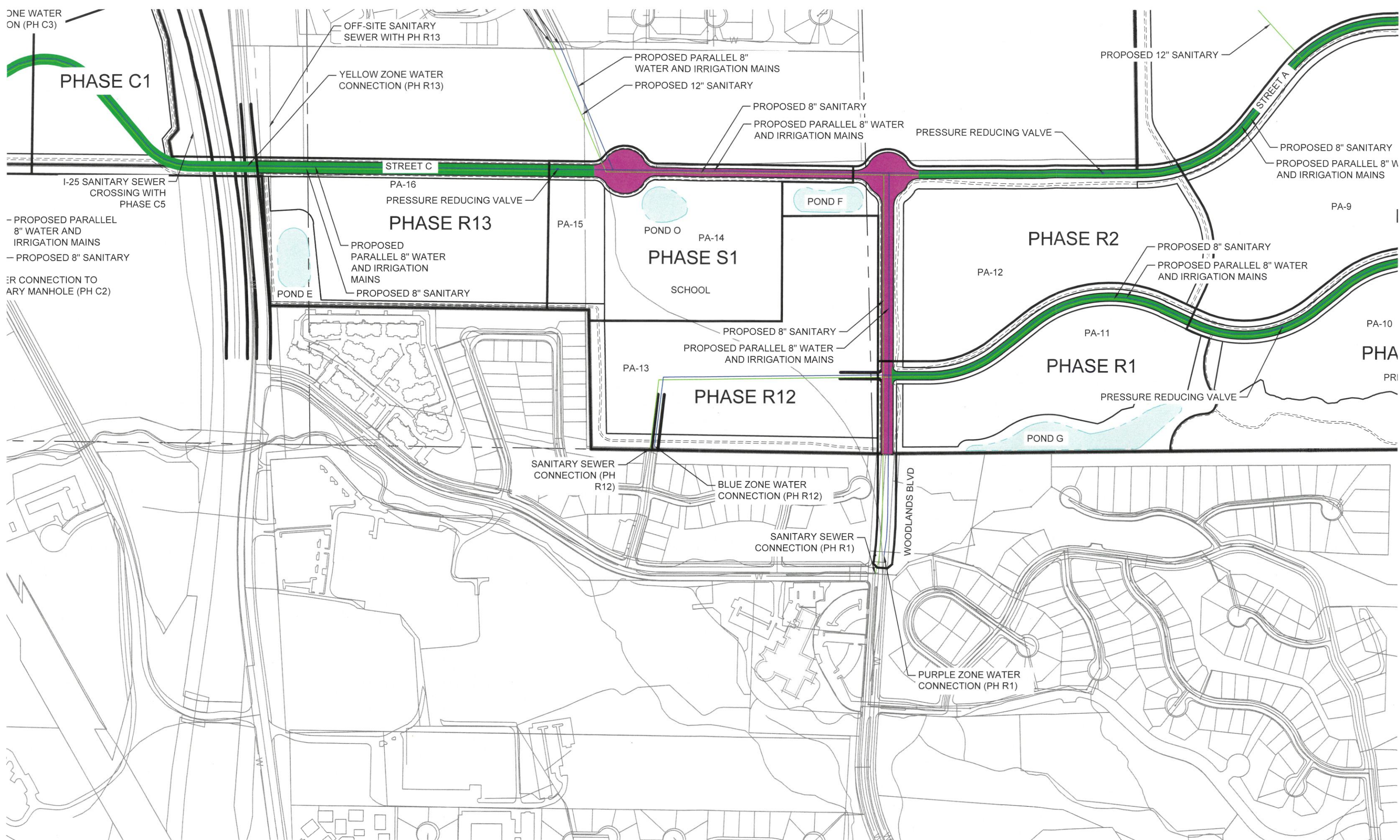
|  |  |      |                 | R1           |              | R2           |              | R3           |              | R4           |              | R5           |              | R6           |              | R7           |              | R8         |              | R9         |            | R10          |              | 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        | Qty       | Total      |           |              |      |
| Residential Metro District Cost Estimate |  |      |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |              |            |            |              |              |              |       |      |       |           |              |           |            |           |              |      |
| Sanitary                                 | Sanitary Sewer 8" W/ MH                          | LF   | \$ 80.00        | 4,070.10     | \$ 373,608   | 5,805.90     | \$ 464,472   | 5,114.70     | \$ 409,176   | 9,280.20     | \$ 742,896   | 4,469.40     | \$ 357,552   | 5,187.80     | \$ 415,008   | 2,877.20     | \$ 238,176   | 2,073.00   | \$ 213,840   | 2,169.00   | \$ 173,592 | 5,931.00     | \$ 474,480   | -            | \$ -  | -    | \$ -  | 2,034.90  | \$ 162,792   | 2,605.50  | \$ 208,440 | 2,800.10  | \$ 208,008   |      |
| 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 | -          | \$ 474,480   | -            | \$ -         | -     | \$ - | -     | \$ -      | -            | \$ -      | -          | \$ -      | -            | \$ - |
| Water                                    | Fire Hydrant Assembly (Tree, 6" GV, Pipe, riser) | EA   | \$ 6,000.00     | 18           | \$ 109,780   | 22           | \$ 132,000   | 19           | \$ 115,280   | 34           | \$ 206,360   | 17           | \$ 99,320    | 19           | \$ 115,280   | 11           | \$ 66,160    | 10         | \$ 59,400    | 8          | \$ 48,220  | 22           | \$ 131,800   | -            | \$ -  | -    | \$ -  | 8         | \$ 45,220    | 10        | \$ 57,900  | 10        | \$ 57,780    |      |
| Water                                    | Water Main 8" PVC (W/ Appurtenance)              | LF   | \$ 100.00       | 5,189        | \$ 518,900   | 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 | 6,990        | \$ 699,000   | -            | \$ -  | -    | \$ -  | 2,261     | \$ 226,100   | 2,895     | \$ 289,500 | 2,889     | \$ 288,900   |      |
| 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   | -            | \$ 691,480   | -            | \$ 396,960   | -            | \$ 356,400 | -            | \$ 289,320 | -          | \$ 790,800   | -            | \$ -         | -     | \$ - | -     | \$ -      | -            | \$ -      | -          | \$ -      | -            | \$ - |
| Irrigation                               | Irrigation Main 6" (W/ Appurtenance)             | LF   | \$ 50.00        | 5,189        | \$ 259,450   | 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 | 6,990        | \$ 329,500   | -            | \$ -  | -    | \$ -  | 2,261     | \$ 113,050   | 2,895     | \$ 144,750 | 2,889     | \$ 144,450   |      |
| 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   | -            | \$ -         | -     | \$ - | -     | \$ -      | -            | \$ -      | -          | \$ -      | -            | \$ - |
| Storm                                    | 18" RCP  | LF   | \$ 120.00       | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Storm                                    | 24" RCP  | LF   | \$ 165.00       | 1,588        | \$ 261,808   | 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   | -            | \$ -  | -    | \$ -  | 1,131     | \$ 186,533   | 748       | \$ 123,338 | 539       | \$ 88,885    |      |
| Storm                                    | 30" RCP  | LF   | \$ 225.00       | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Storm                                    | 36" RCP  | LF   | \$ 300.00       | 1,320        | \$ 397,430   | 1,739        | \$ 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  | 1,546        | \$ 463,860   | -            | \$ -  | -    | \$ -  | 226       | \$ 67,830    | 880       | \$ 254,850 | 1,014     | \$ 304,110   |      |
| Storm                                    | 48" RCP  | LF   | \$ 375.00       | 200          | \$ 75,075    | 274          | \$ 102,763   | 253          | \$ 94,830    | 318          | \$ 119,350   | -            | \$ -         | 109          | \$ 40,800    | -            | \$ -         | -          | \$ -         | -          | \$ -       | 222          | \$ 83,175    | -            | \$ -  | -    | \$ -  | -         | \$ -         | 140       | \$ 52,500  | 181       | \$ 67,950    |      |
| 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    |      |
| Storm                                    | 5' DIA Manholes                                  | EA   | \$ 7,500.00     | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Storm                                    | 6' DIA Manholes                                  | EA   | \$ 9,000.00     | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Storm                                    | Type C Inlet                                     | EA   | \$ 8,000.00     | 5            | \$ 40,000    | 6            | \$ 48,000    | 5            | \$ 40,000    | 10           | \$ 80,000    | 5            | \$ 40,000    | 6            | \$ 48,000    | 3            | \$ 24,000    | 3          | \$ 24,000    | 2          | \$ 16,000  | 7            | \$ 56,000    | -            | \$ -  | -    | \$ -  | 2         | \$ 16,000    | 3         | \$ 24,000  | 3         | \$ 24,000    |      |
| 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   |      |
| Storm                                    | Detention Ponds                                  | EA   | \$ 950,000.00   | 1            | \$ 950,000   | -            | \$ -         | -            | \$ -         | -            | \$ -         | 1            | \$ 950,000   | 1            | \$ 950,000   | -            | \$ -         | -          | \$ -         | -          | \$ -       | 2            | \$ 1,900,000 | -            | \$ -  | -    | \$ -  | 2         | \$ 1,900,000 | 1         | \$ 950,000 | 1         | \$ 950,000   |      |
| Storm                                    | Storm Subtotal                                   | LS   | -               | \$ 2,314,019 | -            | \$ 1,712,724 | -            | \$ 1,517,792 | -            | \$ 2,649,817 | -            | \$ 2,110,554 | -            | \$ 2,378,647 | -            | \$ 1,723,083 | -            | \$ 694,089 | -            | \$ 563,451 | -          | \$ 1,706,433 | -            | \$ 1,900,000 | -     | \$ - | -     | \$ -      | \$ 1,478,396 | -         | \$ -       | -         | \$ 1,761,059 |      |
| 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        | \$ 76,510    | -            | \$ -  | -    | \$ -  | 1,131     | \$ 39,568    | 748       | \$ 26,163  | 539       | \$ 18,848    |      |
| Trail                                    | Trail Subtotal                                   | LS   | -               | \$ 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 |              |      |
| 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        | \$ 1,327,550 | 3,180        | \$ 2,067,000 | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Minor Collector - Full Width                     | LF   | \$ 550.00       | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | 1,088        | \$ 598,400   | -            | \$ -         | -          | \$ -         | -          | \$ -       | 2,218        | \$ 1,219,900 | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Local - Rural Residential                        | LF   | \$ 400.00       | 3,171        | \$ 1,268,400 | 3,716        | \$ 1,486,400 | 3,154        | \$ 1,261,600 | 7,138        | \$ 2,855,200 | 4,966        | \$ 1,986,400 | 4,978        | \$ 1,970,400 | 3,308        | \$ 1,323,200 | 2,970      | \$ 1,188,000 | 2,411      | \$ 964,400 | 4,372        | \$ 1,748,800 | -            | \$ -  | -    | \$ -  | 2,261     | \$ 904,400   | 1,495     | \$ 598,000 | 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   | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | 1            | \$ 700,000   | -            | \$ -         | -          | \$ -         | -          | \$ -       | 1            | \$ 700,000   | -            | \$ -  | -    | \$ -  | 1         | \$ 700,000   | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Secondary Monumentation                          | EA   | \$ 225,000.00   | 1            | \$ 225,000   | -            | \$ -         | -            | \$ -         | -            | \$ -         | 1            | \$ 225,000   | 1            | \$ 225,000   | -            | \$ -         | -          | \$ -         | -          | \$ -       | 1            | \$ 225,000   | -            | \$ -  | -    | \$ -  | 1         | \$ 225,000   | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Meadows Parkway and Santa Fe Drive (#1)          | EA   | \$ 200,000.00   | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Founders Parkway and Allen Way (#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   | \$ 650,000.00   | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Streets                                  | Founders Parkway and Common Bay 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   | \$ 125,000.00   | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -            | \$ -         | -          | \$ -         | -          | \$ -       | -            | \$ -         | -            | \$ -  | -    | \$ -  | -         | \$ -         | -         | \$ -       | -         | \$ -         |      |
| Stre                                     |  |      |                 |              |              |              |              |              |              |              |              |              |              |              |              |              |              |            |              |            |            |              |              |              |       |      |       |           |              |           |            |           |              |      |





| 3/31/2025 PINE CANYON METRO DISTRICTS COST ESTIMATE  |  |      |                  | C1    |           | C2    |            | C3    |            | OS1      |               | OS2 |            | OS3 |            | Utility Connections |               | Total  |                |
|--|--|------|------------------|-------|-----------|-------|------------|-------|------------|----------|---------------|-----|------------|-----|------------|---------------------|---------------|--------|----------------|
| Presented by CORE                                    |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| Group  | Activity   | Unit | Unit Cost        | 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         |       | \$ -      |       | \$ -       |       | \$ -       | 3,869.10 | \$ 309,528    |     | \$ -       |     | \$ -       | 580                 | \$ 46,400     | 59,975 | \$ 4,797,968   |
| Sanitary   | Sanitary Sewer 12" W/ MH                         | LF   | \$ 120.00        |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       | 1,625               | \$ 195,000    | 1,925  | \$ 231,000     |
| Sanitary   | Lift Station                                     | EA   | \$ 3,500,000.00  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       |                     | \$ -          |        | \$ -           |
| Sanitary   | Sanitary Subtotal                                | LS   |                  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ 309,528    |     | \$ -       |     | \$ -       |                     | \$ 241,400    |        | \$ 5,028,968   |
| Water  |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| Water  | Fire Hydrant Assembly (Tee, 6" G.V. Pipe, riser) | EA   | \$ 8,000.00      |       | \$ -      |       | \$ -       |       | \$ -       | 14       | \$ 85,980     |     | \$ -       |     | \$ -       |                     | \$ -          | 221    | \$ 1,325,880   |
| Water  | Water Main 8" PVC (W/ Appurtenance)              | LF   | \$ 100.00        |       | \$ -      |       | \$ -       |       | \$ -       | 4,299    | \$ 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   | Irrigation Main 6" (W/ Appurtenance)             | LF   | \$ 50.00         |       | \$ -      |       | \$ -       |       | \$ -       | 4,299    | \$ 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  |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| Storm  | 18" RCP  | LF   | \$ 120.00        |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       |                     | \$ -          |        | \$ -           |
| Storm  | 24" RCP  | LF   | \$ 165.00        |       | \$ -      |       | \$ -       |       | \$ -       | 55       | \$ 8,993      |     | \$ -       |     | \$ -       |                     | \$ -          | 22,412 | \$ 3,697,880   |
| 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       | \$ 420,900    |     | \$ -       |     | \$ -       |                     | \$ -          | 330    | \$ 6,586,400   |
| Storm  | Detention Ponds                                  | LS   | \$ 950,000.00    |       | \$ -      |       | \$ -       |       | \$ -       | 1        | \$ 950,000    |     | \$ -       |     | \$ -       |                     | \$ -          | 10     | \$ 9,500,000   |
| Storm  | Storm Subtotal                                   | LS   |                  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ 2,268,926  |     | \$ -       |     | \$ -       |                     | \$ -          |        | \$ 26,510,548  |
| Concrete   |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| Concrete   | Trails   | LF   | \$ 35.00         |       | \$ -      |       | \$ -       |       | \$ -       | 55       | \$ 1,908      |     | \$ -       |     | \$ -       |                     | \$ -          | 22,412 | \$ 784,420     |
| Trail  | Trail Subtotal                                   | LS   |                  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ 1,908      |     | \$ -       |     | \$ -       |                     | \$ -          |        | \$ 784,420     |
| Streets  |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| 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                        | EA   | \$ 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  | 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 | 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  | Luggett 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  | Luggett 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  |     | \$ 225,000 |     | \$ 225,000 |                     | \$ 33,050,000 |        | \$ 77,198,000  |
| Landscape  |  |      |                  |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |
| Landscape  | Major Arterial - Full Width                      | LF   | \$ 130.00        |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       |                     | \$ -          | 3,384  | \$ 439,920     |
| Landscape  | Minor Arterial - Full Width                      | LF   | \$ 110.00        |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       |                     | \$ -          |        | \$ -           |
| Landscape  | Major Collector - Full Width                     | LF   | \$ 90.00         |       | \$ -      |       | \$ -       |       | \$ -       | 1,543    | \$ 138,870    |     | \$ -       |     | \$ -       |                     | \$ -          | 11,347 | \$ 1,021,230   |
| 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 | \$ 2,688,440   |
| Landscape  | Parks  | EA   | \$ 1,000,000.00  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       |                     | \$ -          | 3      | \$ 3,000,000   |
| Landscape  | Channel Improvements                             | LF   | \$ 2,000.00      |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ -          |     | \$ -       |     | \$ -       | 2,500               | \$ 5,000,000  | 2,500  | \$ 5,000,000   |
| Landscape  | Landscape Subtotal                               | LS   |                  |       | \$ -      |       | \$ -       |       | \$ -       |          | \$ 330,700    |     | \$ -       |     | \$ -       |                     | \$ 5,000,000  |        | \$ 12,601,320  |
| Residential Metro District Development Cost Subtotal |  |      |                  |       |           |       |            |       |            |          | \$ 8,438,934  |     | \$ 225,000 |     | \$ 225,000 |                     | \$ 33,050,000 |        | \$ 131,662,236 |
| 25% Contingency                                      |  |      |                  |       |           |       |            |       |            |          | \$ 2,107,283  |     | \$ 56,250  |     | \$ 56,250  |                     | \$ 9,512,500  |        | \$ 33,415,559  |
| 10% Engineering and Surveying                        |  |      |                  |       |           |       |            |       |            |          | \$ 842,893    |     | \$ 22,500  |     | \$ 22,500  |                     | \$ 3,805,000  |        | \$ 13,366,224  |
| 5% Construction Management                           |  |      |                  |       |           |       |            |       |            |          | \$ 421,447    |     | \$ 11,250  |     | \$ 11,250  |                     | \$ 1,902,500  |        | \$ 6,668,112   |
| Total Per PA   |  |      |                  |       |           |       |            |       |            |          | \$ 11,800,957 |     | \$ 115,000 |     | \$ 115,000 |                     | \$ 33,270,000 |        | \$ 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           |       |           |       |            |       |            |          |               |     |            |     |            |                     |               |        |                |





**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           | 12/1/2047            |                      |
| Final Maturity                              | 12/1/2057           | 12/1/2067            |                      |
| <b>Sources of Funds</b>                     |                     |                      |                      |
| Par Amount                                  | 99,075,000          | 198,485,000          | 297,560,000          |
| Funds on Hand                               | 0                   | 9,720,000            | 9,720,000            |
| Total                                       | 99,075,000          | 208,205,000          | 307,280,000          |
| <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          | 307,280,000          |
| <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                |                     |                      |                      |
| Service Plan Gallagherization Base          | 7.96%               |                      |                      |
| Current Assumption                          | 6.80%               |                      |                      |
| Residential (Multi-Family) Assessment Ratio |                     |                      |                      |
| Service Plan Gallagherization Base          | 7.96%               |                      |                      |
| Future Assumption                           | 6.80%               |                      |                      |
| Commercial Assessment Ratio                 |                     |                      |                      |
| Service Plan Gallagherization Base          | 29.00%              |                      |                      |
| Current Assumption                          | 25.00%              |                      |                      |
| Debt Service Mills                          |                     |                      |                      |
| Service Plan Mill Levy Cap (Unadjusted)     | 50.000              |                      |                      |
| Target Mill Levy - MD#1                     | 58.529              |                      |                      |
| Target Mill Levy - MD#2                     | 58.529              |                      |                      |
| Target Mill Levy - MD#3                     | 58.529              |                      |                      |
| Target Mill Levy - MD#4                     | 58.529              |                      |                      |
| Target Mill Levy - MD#5                     | 34.800              |                      |                      |
| Specific Ownership Taxes                    | 0.00%               |                      |                      |
| County Treasurer Fee                        | 1.50%               |                      |                      |
| Facility Fees                               |                     |                      |                      |
| SFD   | \$2,000 / unit      |                      |                      |
| TH  | \$2,000 / unit      |                      |                      |
| MF  | \$1,000 / unit      |                      |                      |
| Retail / Office                             | \$0.50 / sf         |                      |                      |
| Hotel                                       | \$250 / room        |                      |                      |

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. 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. 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. 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. 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 | Residential Units | Reassessment | Actual Value         | Adj. (est.)  | Actual Value         | RAR    | 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                    | 6.950% | 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<br>Actual Value <sup>1</sup> | VAR    | Assessed Value<br>In Collection Year<br>(2-year lag) | Total<br>Residential Units | Biennial<br>Reassessment | Cumulative Statutory<br>Actual Value | Legislative<br>Adj. (est.)<br>(Cumulative) | Cumulative Statutory<br>Actual Value<br>(after Exemptions) | RAR    | Assessed Value<br>In Collection Year<br>(2-year lag) | Assessed Value<br>In Collection Year<br>(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<br>Actual Value <sup>1</sup> | VAR    | Assessed Value<br>in Collection Year<br>(2-year lag) | Total<br>Residential Units | Biennial<br>Reassessment | Cumulative Statutory<br>Actual Value | Legislative<br>Adj. (est.)<br>(Cumulative) | Cumulative Statutory<br>Actual Value<br>(after Exemptions) | RAR    | Assessed Value<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(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     | Total                      | Biennial     | Manual                  | Cumulative Statutory | Legislative  | Cumulative Statutory | Assessed Value | Assessed Value     |              |
|       | Actual Value <sup>1</sup> | VAR    | in Collection Year | Residential Units          | Reassessment | Adjustment <sup>2</sup> | Actual Value         | Adj. (est.)  | Actual Value         | RAR            | 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 | In Collection Year<br>(2-year lag) | Total         | Total       | Biennial     | Cumulative Statutory | Assessed Value | In Collection Year<br>(2-year lag) | Assessed Value                     |
|       | Actual Value <sup>1</sup> | VAR            |                                    | Commercial SF | Hotel Rooms | Reassessment | Actual Value         | CAR            |                                    | In Collection Year<br>(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         | 30,000 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<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(2-year lag) | Assessed Value<br>in Collection Year<br>(2-year lag) | Available<br>Revenue | Available<br>Revenue | Available<br>Revenue | Available<br>Revenue | Available<br>Revenue | Available<br>Revenue | Annual Trustee<br>Fee<br>\$4,000 | Revenue Available<br>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<br>Revenue Available<br>for Debt Service | Net Debt Service                        |  | Total       | Funds on Hand<br>as a Source | Senior Surplus Fund |  |                     | Ratio Analysis                   |                          |
|-------|--|---|--|-------------|------------------------------|---------------------|--|---------------------|----------------------------------|--------------------------|
|       |  | Series 2027                             | Series 2037  |             |                              | Annual<br>Surplus   | Cumulative<br>Balance <sup>1</sup><br>\$39,697,000 Max | Released<br>Revenue | Senior Debt to<br>Assessed Value | Debt Service<br>Coverage |
|       |  | Dated: 12/1/27                          | Dated: 12/1/37   |             |                              |                     |  |                     |                                  |                          |
|       |  | Par: \$99,075,000<br>Proj: \$72,962,750 | Par: \$198,485,000<br>Proj: \$109,107,575<br>Esc: \$97,855,000 |             |                              |                     |  |                     |                                  |                          |
| 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<br>Ending | Principal     | Coupon | Interest       | Debt Service   | Annual<br>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<br>Ending | Principal     | Interest       | Total<br>Debt Service | Capitalized<br>Interest Fund | Net<br>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<br>Ending | Principal      | Coupon | Interest       | Debt Service   | Annual<br>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<br>Ending | Principal      | Interest       | Total<br>Debt Service | Net<br>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<br>Ending | Principal<br>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<br>Ending | Principal     | Coupon | Interest      | Debt Service   | Annual<br>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<br>Ending | Proposed<br>Principal | Proposed<br>Debt Service | Total Adj<br>Debt Service | Revenue<br>Constraints | Unused<br>Revenues | Debt Service<br>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. \_\_\_\_\_

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**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