

**COMBINED SERVICE PLAN FOR  
EASTGATE METROPOLITAN DISTRICT NO. 1  
EASTGATE METROPOLITAN DISTRICT NO. 2  
EASTGATE METROPOLITAN DISTRICT NO. 3  
EASTGATE METROPOLITAN DISTRICT NO. 4  
EASTGATE METROPOLITAN DISTRICT NO. 5  
EASTGATE METROPOLITAN DISTRICT NO. 6**

(Arapahoe County, Colorado)

Arapahoe County Case No.

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## I. INTRODUCTION

This Consolidated Service Plan (the “**Service Plan**”) is for the Eastgate Metropolitan District No. 1 (“**District 1**”), Eastgate Metropolitan District No. 2 (“**District 2**”), Eastgate Metropolitan District No. 3 (“**District 3**”), Eastgate Metropolitan District No. 4 (“**District 4**”), Eastgate Metropolitan District No. 5 (“**District 5**”), and Eastgate Metropolitan District No. 6 (“**District 6**”) (together, the “**Districts**”) each organized pursuant to Article 1, Title 32 of the Colorado Revised Statutes (the “**Special District Act**”) to provide public improvements and services needed for the Eastgate Development, generally located at the southwest corner of Interstate 70 and Monaghan Road in unincorporated Arapahoe County.

### A. General Information

Pursuant to the requirements of the Special District Control Act, Part 2 of the Special District Act, the following items are included in this Service Plan:

1. A description of the proposed services;
2. A financial plan showing how the proposed services are to be financed, including the proposed operating revenue derived from property taxes of each of the Districts;
3. A preliminary engineering or architectural survey showing how the proposed services are to be provided;
4. A map of the Districts’ boundaries, the proposed Service Area of the Districts (defined herein) and an estimate of the population and valuation for assessment of each of the Districts;
5. A general description of the facilities to be constructed and the standards of such construction, including a statement of how the facility and service standards of the Districts are compatible with facility and service standards of the County and of any municipalities and special districts which are interested parties pursuant to Section 32-1-204(1), Colorado Revised Statutes;
6. A general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the Districts; and
7. A description of any arrangement or proposed agreement with any political subdivision for the performance of any services between the Districts and such other political subdivision.

## II. DISTRICTS' BOUNDARIES

The total area to be initially included in the Districts (the "**Initial District Boundaries**") is as follows:

District 1	0.5 Acres
District 2	0.5 Acres
District 3	0.5 Acres
District 4	0.5 Acres
District 5	0.5 Acres
District 6	0.5 Acres

A legal description and map of the Initial District Boundaries is attached as **Exhibit A**.

The total area encompassing the Districts' service area (inclusive of the Initial District Boundaries) is approximately 144 Acres. A legal description and map of the Service Area are attached as **Exhibit B**.

A map of the vicinity surrounding the Initial District Boundaries and Service Area is attached as **Exhibit C**.

## III. PURPOSE OF THE DISTRICTS

### A. General

The Service Area (also referred to as the "**Eastgate Development**"), is generally bounded on the north by East Colfax Ave. (I-70 frontage road), the east by Monaghan Road, on the south generally by Sky Ranch Filing No. 1 (residential) and on the west by the boundary with Foxridge Farms Mobile Home Park, the Aurora Pumping Station No. 3, and the Jamaso Mixed Use – Airport property and contains approximately 144 acres. At the time of approval of this Service Plan, the property within the Eastgate Development is used for agricultural purposes and contains two farmhouses on well water and septic tanks, receiving minimal public services from Arapahoe County or any other special district or public utility provider. Neither Arapahoe County nor any other existing special district or public utility providers has plans to provide public services and facilities within a reasonable time and on a comparable basis within the Service Area.

To provide public services, programs and facilities to the Eastgate Development, the Districts are authorized to provide services, programs and facilities for the following: (a) water; (b) sanitation; (c) storm sewer; (d) streets; (e) safety protections; (f) parks and recreation; (g) transportation; (h) television relay and translation; (i) mosquito control; (j) fire protection; (k) solid waste collection, transportation and disposal; and (l) those other powers as permitted by the Service Plan. The Districts will either own, operate and maintain the public improvements, or

dedicate them to Arapahoe County, another special district or a public entity for ownership, operation and maintenance.

**B. Proposed Structure**

The public improvements needed to serve the Eastgate Development will be owned, maintained, operated and/or financed by the Districts. The Districts may transfer the ownership of certain public improvements to other governmental entities for ownership, operations and maintenance. The Districts intend to cooperate with each other and other governmental entities regarding the ownership, financing, installation, construction, operation and maintenance of the public improvements. Accordingly, the Districts may enter into one or more intergovernmental agreements with each other or other governmental entities to coordinate the financing, installation, construction, operation and maintenance of the public improvements, which may include, but is not limited to, agreements between the Districts regarding the operation and maintenance of the public improvements and the pledging of revenues for operations, maintenance and financing of improvements. As Eastgate Development is developed and built out, the boundaries of each of the Districts may be adjusted to accommodate different land uses and development phases over time.

Preliminarily, at build out, District 1 and District 2 are expected to include single-family residential property, District 3 is expected to include multi-family residential property, and District 4, 5 and 6 are expected to include non-residential/commercial property, though the exact composition of property within each District may change based on final development plans and economic conditions.

The use of multiple districts will assure that (1) the necessary services and improvements can be financed in the most favorable and efficient manner; (2) all the services and improvements needed for the Eastgate Development will be available when needed through managed development; and (3) a reasonable mill levy and reasonable tax burden on residential and non-residential property within the Districts will be maintained through managed financing and coordinated completion of infrastructure improvements.

**IV. PROPOSED LAND USE AND POPULATION PROJECTIONS/INCLUSIONS AND EXCLUSIONS**

**A. Proposed Land Use and Population Projections**

Currently, the property within the Service Area is used for agricultural purposes with two residential farmhouses. The Service Area has a day-time population of approximately 2 persons. The assessed value of the property within the Service Area is \$124,116 for the 2022 tax year.

At build-out, it is anticipated that the Districts will provide services for the development of approximately 405,000 square-feet of commercial, retail and light industrial property and approximately 1,000 single-family attached and multi-family residential units within the Service Area. The peak day time population estimate for the property within the Service Area is 2,610 persons based on an estimate of 2.61 persons per household.

**B. Inclusions and Exclusions**

It is anticipated that the Districts' boundaries may change from time to time as it undergoes inclusions pursuant to Section 32-1-401 et seq., C.R.S., and exclusions pursuant to Section 32-1-501 et seq., C.R.S.; provided, however, that no property shall be subject to debt service mill levies which would exceed the Debt Mill Levy Cap (defined in Section VII.E.1). The Districts, collectively, shall be authorized to include and exclude property within the Service Area, but shall not include property outside the boundaries of the Service Area without providing at least 30 days written notice to the County's Director of Planning and Land Development of the reason for and intent to include the property. If no written objection is made within 30 days of the date of the notice, the inclusion shall be considered within the scope of the District's powers.

## V. DESCRIPTION OF PROPOSED SERVICES

The Districts shall have the power to provide for the design, acquisition, construction, installation, maintenance, and financing of water, sanitation, storm drainage, street, safety protection, park and recreation, transportation, television relay and translation, fire protection and mosquito control improvements and services within and without the boundaries of the District, which includes the Regional Improvements (defined in Section VII.F) (together, the "**District Improvements**"). This Service Plan describes the District Improvements anticipated for construction, financing, and operation within the Eastgate Development.

### A. Water

The Districts shall have the power to provide for the planning, design, acquisition, construction, completion, installation, financing, operation and maintenance of complete potable and non-potable water supply systems, purification, storage, transmission and distribution systems, which may include, but shall not be limited to, water rights, water supply, reservoirs, wells, water pumps, filtration and treatment facilities, power plants, pump stations, ventilating, gauging stations, transmission lines, gathering lines, distribution mains and laterals, fire hydrants, meters, irrigation facilities, storage facilities, inlets, tunnels, flumes, conduits, canals, collection, infiltration galleries, dry year water conveyance, facilities, support for irrigated agricultural uses, domestic water, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system, within and without the boundaries of the Districts. Notwithstanding the foregoing, the Districts shall not be authorized to provide water service, with the intention that water service be provided by the City of Aurora with the necessary infrastructure to provide water service be provided by the Districts.

### B. Sanitation

The Districts shall have the power to provide for the planning, design, acquisition, construction, completion, installation, financing, operation and maintenance of complete sanitary sewage collection, treatment, transmission and disposal systems which may include, but shall not be limited to, treatment plants, inlets, collection mains and laterals, intercepting sewers, outfall sewers, lift stations, transmission lines, force mains, sludge handling and disposal facilities, closed drainage systems, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the Districts. Notwithstanding the foregoing, the Districts shall not be authorized



to provide sewer service, with the intention that sewer service be provided by the City of Aurora with the necessary infrastructure to provide sewer service be provided by the Districts.

C. Storm Sewer

The Districts shall have the power to provide for the planning, design, acquisition, construction, completion, installation, financing, operation and maintenance of storm sewer, flood and surface drainage facilities and systems, including but not limited to, storm drain systems, culverts, storm manholes, access way inlets, paving, swales, curbs and gutters, water quality facilities and associated irrigation systems, and detention ponds and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system, within and without the boundaries of the Districts.

D. Streets

The Districts shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, including roadway pavement, curbs, gutters, culverts, and other drainage facilities, sidewalks, bike paths and pedestrian ways, including pedestrian bridges and underpasses, roadway bridges, overpasses, interchanges, median islands, paving, lighting, grading, landscaping and irrigation, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the Districts.

E. Safety Protection

The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of facilities and/or services for a system of traffic and safety controls and devices on streets and highways, including signalization and street lights, signing and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the Districts.

F. Parks and Recreation

The Districts shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, community recreational centers and buildings, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the Districts.

G. Transportation

The Districts shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of a system to transport the public by bus, rail, or any other means of conveyance, or combination thereof, or pursuant to contract, including park and ride facilities and parking lots, structures, and facilities, together with all necessary,

incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities of systems within and without the boundaries of the Districts. By including the ability to construct transportation improvements within the Districts authority, it is not the intention of the Districts to supplant any other governmental entity or authority's role as a provider of such improvements or related services.

H. Television Relay and Translation

The Districts shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all necessary extensions of and improvements to said facilities or programs within and without the boundaries of the District.

I. Mosquito Control

The Districts shall have the power to provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds, and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

J. Fire Protection

The Districts shall not have the power to construct, own, operate, or provide, or contract for the provision of fire protection and emergency medical and rescue facilities and services. The Districts shall have limited fire protection power to finance fire protection and emergency medical and rescue facilities and services that cannot otherwise be financed by the Sable Altura Fire District (the "**Fire District**"), provided any such facilities and services are transferred to and owned and operated by the Fire District. Any such financing shall be provided only with the written consent of the Fire District, and in accordance with one or more agreements with the Fire District.

K. Solid Waste Disposal, Collection and Transportation

The District shall have the power and authority to provide solid waste disposal, collection and transportation services subject to the limitations in § 32-1-1006(6), (7), C.R.S.

L. Other Powers

The Districts and the Board of Directors of each District shall have the following additional powers:

1. Service Plan Amendments/Material Modifications. To amend the Service Plan as needed in conjunction with the County and subject to the appropriate statutory procedures. Although the Districts are being organized pursuant to this Combined Service Plan, future amendments to the Service Plan may be made to the Combined Service Plan or for any individual District. An application to amend the service plan for any individual District(s) shall not be an application for amendment of the

service plan for any other District(s) and shall not subject the Combined Service Plan as a whole to review or modification by the County except for the District(s) for which the amendment to the service plan is sought.

In the event an action occurs that may constitute a material modification of the Combined Service Plan as set forth in the Special District Act, such action shall only be attributable to the individual District which plans to take or took the action, and shall not be considered an action of all the Districts, so that only the District which plans to take or took the action is subject to any claim or action alleging a material modification regarding the action at issue.

2. Phasing, Deferral. Without amending this Service Plan, to defer, forego, reschedule, or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the Districts.
3. Fees and Charges. To impose and collect fees, rates, tolls, penalties or charges as a source of revenue for repayment of debt, capital costs and/or for operation and maintenance expenses. Such authority shall include the right to collect and receive public improvement fees.
4. Sales Tax. Pursuant to Section 32-1-1106, C.R.S. to levy a uniform sales tax for fire protection, parks or recreation facilities or programs, street improvements, safety protections, or transportation services.
5. Additional Services/Powers. Except as specifically limited in the Service Plan, to have the authority to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.
6. Subdistricts. Pursuant to Section 32-1-1101(1)(f)(I), C.R.S. and Section 32-1-1101(1.5)(a) through (1.5)(e), C.R.S., to divide the District into one or more areas consistent with the services, programs and facilities to be furnished therein. The exercise of such authority shall not be deemed a material modification of this Service Plan.
7. Special Improvement Districts. Pursuant to Section 32-1-1101.7, C.R.S., to establish one or more special improvement district(s) to finance all or a part of the costs of any District Improvements that the Districts are authorized to finance, including the power to levy assessments.
8. Security Services. Pursuant to Section 32-1-1004(7), C.R.S., to furnish security services.
9. Covenant Enforcement. Pursuant to Section 32-1-1004(8), C.R.S., to furnish covenant enforcement and design review services.

10. Eminent Domain. The Districts shall have the power of eminent domain as set forth in Section 32-1-1004 and -1005, C.R.S.

M. Standards of Construction/Statement of Compatibility.

All public improvements will be designed, constructed, inspected, and maintained in accordance with:

1. Development plans approved by the County; and
2. All applicable County standards, rules and regulations, as well as applicable laws, rules and regulations of local, state and federal governments, including any standards set by the applicable water and sewer provider(s).

N. Services to Be Provided by Other Governmental Entities

Although they have the authority to do so, the Districts do not anticipate providing the long-term ownership, operation, and maintenance of the Public Improvements needed to serve the Eastgate Development other than parks and trails. Although the terms of any such transfer of ownership, operation and maintenance obligations will need to be agreed to by the appropriate entities, the Districts anticipate that the ownership, operation and/or maintenance of the water and sewer service will be provided by the City of Aurora or another governmental entity, and that certain streets, sidewalks, traffic systems within Arapahoe County's rights-of-way, and park and recreation facilities will be owned, operated or maintained by Arapahoe County. The Districts anticipate owning and/or operating the Storm Sewer system and any detention ponds and water quality facilities.

## VI. INTERGOVERNMENTAL AGREEMENTS

A. Coordinated Services of the Districts

The Districts may enter into one or more agreements with each other for the coordination of the provision of public improvements, services, programs and facilities to the Eastgate Development, which may include, but is not limited to, shared maintenance and administrative services, or the creation of a separate legal entity(ies) to provide such public improvements, services, programs and facilities as permitted by Colorado law.

B. Coordinated Pledge of Revenue

The District may enter into one or more agreements with each other regarding the pledge of District revenue to the repayment of financial obligations related to the provisions of District Improvements, services, programs and facilities and the repayment of any financial obligations of the Districts incurred in support of the Eastgate Development.

C. Other Agreements

The Districts may enter into other intergovernmental agreements for the provision of services, programs and facilities as permitted by Colorado Law and this Service Plan.

## VII. FINANCIAL

The Districts shall have the power to own, operate, maintain, acquire and construct public improvements to serve the Eastgate Development located within or without the boundaries of the Districts.

The District Improvements are generally depicted and described in **Exhibit D**. The estimated costs of the District Improvements needed to serve the Eastgate Development is Fifty-Four Million, Three-Hundred Sixteen Thousand, One-Hundred Ninety-Three Dollars (\$54,316,193) as show in **Exhibit E**. The depiction of the District Improvements and the estimated costs are estimates only, and the exact design, construction phasing and location of the District Improvements will be determined at the time of platting and/or during construction. Changes to the location or costs of the District Improvements, so long as the improvements are within the overall powers and financial limits of the Districts as set forth in the Service Plan, shall not be considered to be a material modification of the Service Plan.

### A. Operations and Maintenance

The Districts shall own, operate and maintain certain public improvements and shall dedicate and transfer certain public improvements to other governmental entities for ownership, operation and maintenance. Estimated costs for operations and maintenance are shown in the Financial Plan. The Districts may impose an operation and maintenance mill levy (“**O&M Levy**”) to provide funding for the operating costs of the Districts, as well as fees, rates, tolls, penalties and charges related to the provision of services, programs and facilities of the Districts.

The Financial Plan assumes the Districts will incur operation, maintenance and administrative expenses, such as those related to legal, accounting and management functions of the Districts. The revenue generated by the Districts’ O&M Mill Levy, together with fees imposed for operations and maintenance services and other available revenue of the Districts, is anticipated to be sufficient to pay for such operation, maintenance and administrative expenses. The Districts’ O&M Mill Levy shall be imposed in an amount reasonably related to the Districts’ operation and maintenance expenses, anticipated future revenue needs, current and future financial obligations, and the availability of other revenues.

Prior to the Districts having sufficient revenue to cover their ongoing operations and maintenance expenses, the Developer may advance funds to the Districts. The Districts will have the authority to repay the Developer for amounts advanced for operations and maintenance expenses, together with interest thereon.

The estimated costs for acquiring land, engineering services, legal services, administrative services, accounting services and the organization of the Districts is estimated to be Two-Hundred Thousand Dollars (\$200,000). The first year’s operating budget is estimated to be One-Hundred Thousand Dollars (\$100,000).

### B. Financial Plan/Proposed Debt/Capital Projects

The Districts shall be authorized to issue general obligation or revenue bonds to finance the cost of the District Improvements. Such bonds will be secured by a pledge of revenues which may include, but are not limited to, ad valorem tax revenues, fees, rates, tolls, charges, and public improvement fees received directly by the Districts or pledged to the Districts by one or more of the other Districts, which may issue bonds and pledge the proceeds therefrom to one of the other Districts for payment of the Districts' bonds. The maximum amount of debt the Districts, in the aggregate, shall be authorized to issue is Seventy Million Dollars (\$70,000,000.00) (the "**Maximum Debt Amount**"). The Service Plan contains a Financial Plan at **Exhibit F** that assumes development in accordance with zoning ("**Financial Plan**").

The Financial Plan shows how the proposed facilities and/or services to serve the Eastgate Development are to be financed including the estimated costs of engineering services, legal services, administrative services, proposed bond issuances and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and operation of the Districts. It demonstrates the issuance of bonds and the anticipated repayment based on the projected development within the Development. The Financial Plan demonstrates that, at the projected levels of development, the Districts have the ability to finance the District Improvements and will be capable of discharging the debt on a reasonable basis. The Districts are authorized, but not required, to impose fees to support the financing, construction and installation of the District Improvements, and such fees may be increased or decreased as deemed necessary by the Districts to support the financing, construction and installation of the District Improvements. In order to finance the District Improvements, the Financial Plan demonstrates the issuance of debt in the total amount of approximately Seventy Million Dollars (\$70,000,000.00).

The financing, construction and installation of the District Improvements will either be done directly by the Districts, utilizing bond proceeds and available revenues, or will be paid by the Developer, subject to subsequent acquisition by the Districts or other governmental entities of the completed improvements and payment to the Developer of such construction costs together with accrued interest thereon.

#### C. General Obligation or Revenue Bonds

Each of the Districts will seek voter authority to incur general obligation or revenue debt for various purposes, which debt when issued, will not exceed a total of Seventy Million Dollars (\$70,000,000.00) for all of the Districts combined. The amount of voter authority to be sought may exceed the total debt set forth in the Financial Plan to allow for the utilization of alternative financing mechanisms, unforeseen contingencies, increases in construction costs due to inflation, expansions of the Districts' boundaries, and to cover all issuance costs, including capitalized interest, reserve funds, discounts, legal fees and other incidents of costs of issuance.

No series of bonds shall be issued that mature more than forty years after the date of issuance. The maximum voted interest rate is anticipated to be eighteen percent (18%) per annum, and the maximum underwriting discount is anticipated to be five percent (5%). The exact interest rates and discounts will be determined at the time the bonds are sold by the Districts and will reflect market conditions at the time of sale. The Districts may also issue notes, certificates, debentures, or other evidence of indebtedness, including but not limited to contracts that extend

beyond one year. Refunding bonds may be issued as determined by the Board of Directors and shall not count against the Maximum Debt Amount.

D. Privately Placed Debt Limitation

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

We are [I am] an External Financial Advisor within the meaning of the District's Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by the District for the [insert the designation of the Debt] does not exceed a reasonable current tax-exempt interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable securities or loans; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is at a market rate and reasonable considering the financial circumstances of the District.

E. Mill Levy

It is anticipated that mill levies on taxable property within the Districts will be the primary source of revenue for repayment of debt service and operations and maintenance of the Districts. Although the mill levies may vary depending on each Board's decision to fund the projects contemplated in this Service Plan, based on the Financial Plan, it is estimated that a total mill levy of approximately 75 mills within the Eastgate Development will produce revenue sufficient, together with other funds available, to support the Districts' operations and maintenance and debt service through the bond repayment period. However, this is an estimated mill levy, and the actual amount of the total mill levy shall be set by the Districts based on each District's financial needs and obligations.

1. Debt Service

The **Debt Mill Levy Cap** is the maximum mil levy that a District is permitted to impose for payment of general obligation bonds payable from an ad valorem mill levy, determined as follows:

For bonds payable from an ad valorem mill levy which exceed 50% of the issuing Districts' assessed valuation, a Debt Mill Levy Cap of 50 mills is authorized for debt service for each District, reduced by the number of mills necessary to pay such District's respective unlimited mill levy general obligation debt; provided, however, that in the event the method of calculating assessed valuation is changed after January 1, 2024, by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut or abatement, the mill levy limitation applicable to such debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such

changes. For purposes of the foregoing, a change in the method of calculating actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

For bonds payable from an ad valorem mill levy which are less than 50% of the assessed valuation of the issuing District, either on the date of issuance or at any time thereafter, the Debt Mill Levy Cap for such District shall be such amount as may be necessary to pay the debt service on such general obligation bonds, without limitation of rate. For purposes of the foregoing, once bonds payable from an ad valorem mill levy have been determined to meet the criteria such that the issuing District is entitled to pledge to its payment an unlimited ad valorem mill levy, the issuing District may provide that such bonds shall remain secured by such unlimited mill levy, notwithstanding any subsequent reduction in the assessed valuation of the issuing District.

To the extent that the Districts are 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.

All issuances of general obligation bonds and revenue bonds shall be deemed to be in compliance with the Financial Plan so long as (1) any pledge of mill levy revenue is subject to the applicable Debt Mill Levy Cap to the extent required by this Service Plan; (2) issuance of such bonds will not exceed the applicable Maximum Debt Amount set forth in this Service Plan, as may be amended from time to time; and (3) issuance of such bonds will not exceed the debt authority approved by the District's electorate. The Districts may also pledge some or all of the Debt Mill Levy Cap to the costs of Regional Improvements and such pledge shall be in compliance with this Service Plan so long as the provisions of this paragraph are met.

F. Regional Improvements and Regional Improvements Mill Levy

Each District is authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and to contribute to the funding of certain regional improvements, and to fund the administration, overhead and operations and maintenance costs related to the provisions of such regional improvements. The regional improvements are public improvements which benefit the Eastgate Development and other properties, and generally include, but are not limited to, improvements to the I-70/Monaghan Interchange and connections thereto, and regional drainage corridors (the "**Regional Improvements**").

Each District is authorized to impose a mill levy to generate revenue for the planning, design, acquisition, construction, installation, relocation and/or redevelopment, and the administration, overhead and operations and maintenance costs incurred with respect to the Regional Improvements (the "**Regional Improvements Mill Levy**"), which shall be included as part of the District's authorization to impose an O&M Mill Levy and shall be a separate line item within the District's general fund. The Regional Improvements Mill Levy may be pledged to the debt issued to pay for the Regional Improvements. The Debt Mill Levy Cap does not apply to the Regional Improvements Mill Levy.



The Districts may pledge, in addition to any debt service mill levy, some or all of the Regional Improvements Mill Levy to the costs of Public Improvements that are not Regional Improvements or other obligations of the Districts. Such pledge shall be in compliance with the Financial Plan so long as (1) any pledge of debt service mill levy revenue is subject to the applicable Debt Mill Levy Cap to the extent required by this Service Plan; (2) issuance of such bonds will not exceed the applicable Maximum Debt Amount set forth in this Service Plan, as may be amended from time to time; and (3) issuance of such bonds will not exceed the debt authority approved by the District's electorate.

#### G. Cost Summary and Bond Development

The Financial Plan reflects the total amount of bonds anticipated to be sold to finance the completion, construction, acquisition and/or installation of the proposed District Improvements, including all costs and expenses related to the anticipated bond issuances. The actual amount of bonds sold will be based upon the final engineering estimates and/or actual construction contracts. Organizational costs, including legal fees, and capitalized engineering costs, are to be paid from the proceeds of each bond issue.

The Financial Plan projects the anticipated flow of funds and is based upon estimates of construction and project needs for bond proceeds to finance the proposed District Improvements. The District's engineer has evaluated the timing and cost estimate of the proposed Improvements which are necessary to support the proposed absorptions of development as projected in the Financial Plan and has concurred with the assumptions. The Financial Plan sets forth a reasonable estimate of growth within the Eastgate Development and allows the Board of Directors a measure of flexibility such that the Districts need not incur debt in excess of what it needs to meet the Eastgate Development's demand for facilities and services.

#### H. Operations

Annual administrative, operational and maintenance expenses are estimated as shown in the Financial Plan. The Financial Plan projects that the District will have sufficient revenue to pay for its ongoing operations and maintenance expenses. If necessary, however, the Districts may supplement these revenues with additional revenue sources as permitted by law. The County shall not be held liable for any of the District's obligations as set forth in this Service Plan.

#### I. Surrounding Area Mill Levy Information

Information on mill levy for certain surrounding areas is set forth on **Exhibit G** attached hereto.

### **VIII. ANNUAL REPORT**

The Districts shall submit an annual report in accordance with Sections 32-1-207(3)(c), (d), C.R.S.

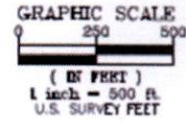
### **IX. CONCLUSION**

The Service Plan for the Eastgate Metropolitan District Nos. 1-6 establishes that:

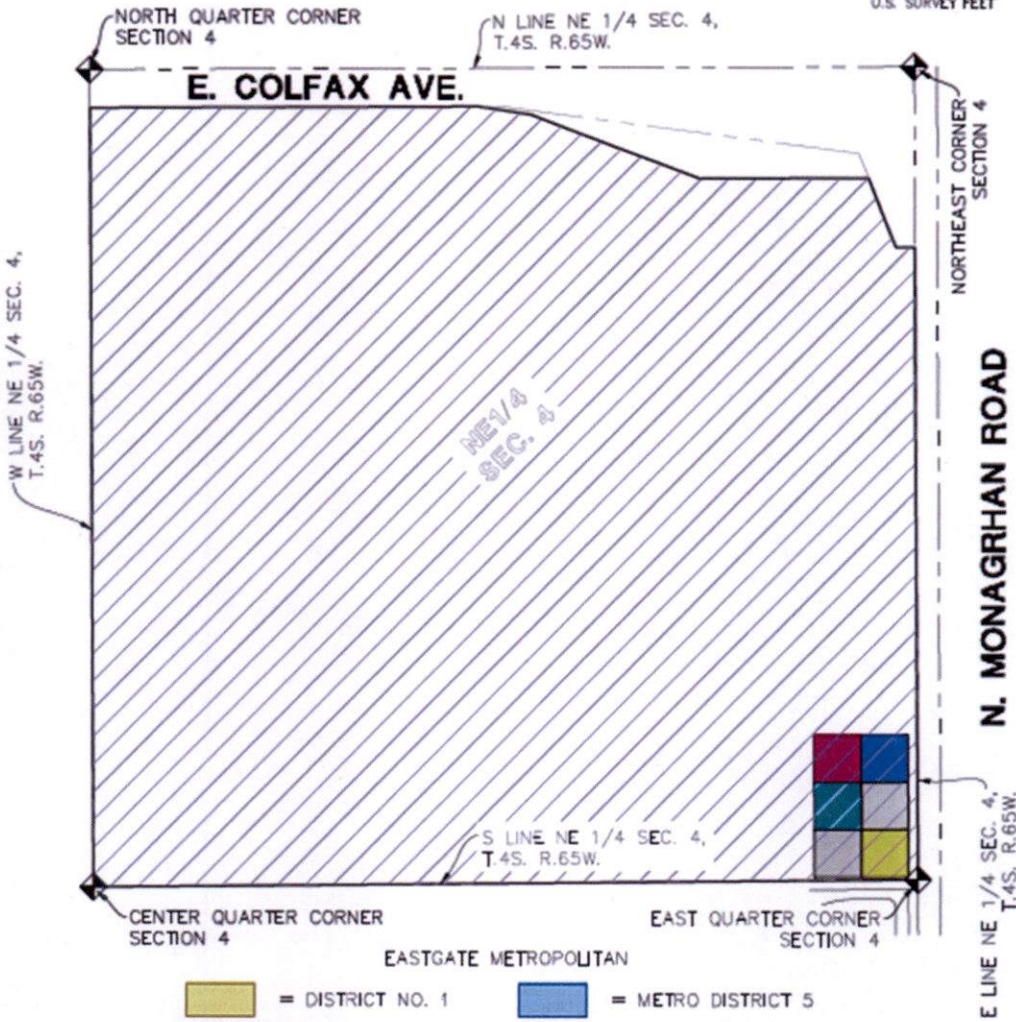
1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the Districts 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 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 Districts are compatible with the facility and service standards of the County within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), Colorado Revised Statutes;
7. The proposal is in substantial compliance with a master plan adopted pursuant to Section 30-28-106, C.R.S.;
8. The proposal is in compliance with any duly adopted County, regional, or state long-range water quality management plan for the area; and
9. The creation of the Districts is in the best interests of the area proposed to be served.

**EXHIBIT A - LEGAL DESCRIPTION AND MAP OF INITIAL DISTRICT  
BOUNDARIES**

# EXHIBIT A



6/9/2023 6:07 AM D:\Projects\2023\20230601\Manhard\Site\Final\Drawings\Exhibits\Site\2023\acc001\overhaul\acc001.dwg



- EASTGATE METROPOLITAN**
- |                    |                    |
|--------------------|--------------------|
| = DISTRICT NO. 1   | = METRO DISTRICT 5 |
| = DISTRICT NO. 2   | = METRO DISTRICT 6 |
| = METRO DISTRICT 3 | = SERVICE AREA     |
| = METRO DISTRICT 4 |                    |

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<b>VICINITY MAP</b>	
<b>EASTGATE METROPOLITAN DISTRICTS</b>	
<b>COUNTY OF ARAPAHOE, COLORADO</b>	
PROJ. NO.: 0-81 DRAWN BY: JAF DATE: 06/09/23 SCALE: 1" = 500'	SHEET <b>1</b> OF <b>1</b> 292.ACC001.00

# EXHIBIT A

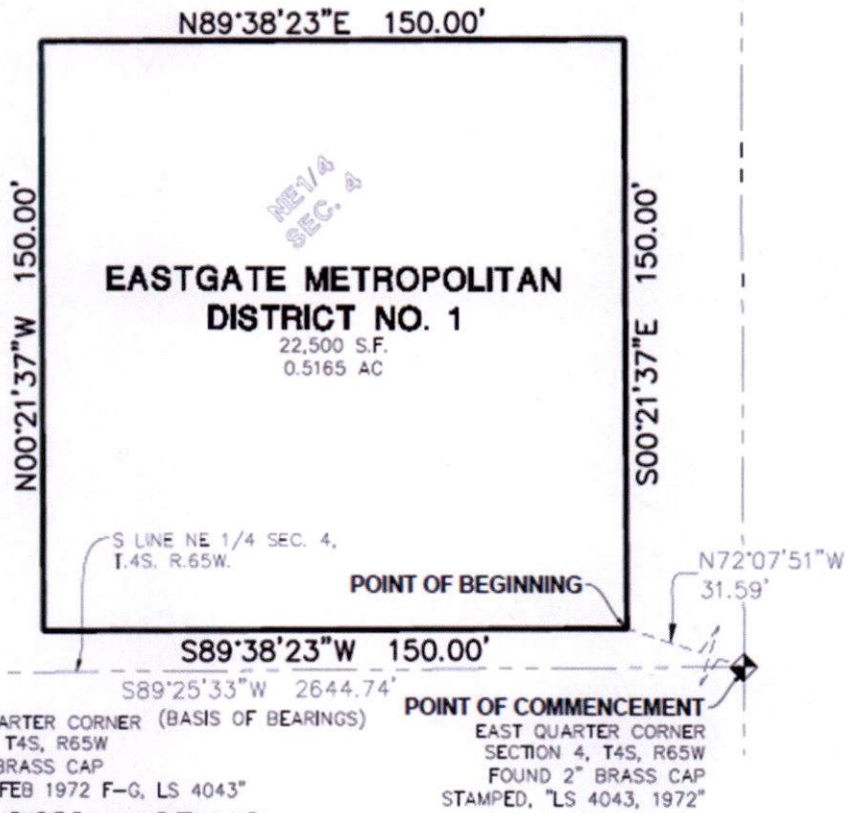


GRAPHIC SCALE  
 0 20 40  
 ( IN FEET )  
 1 inch = 40 ft.  
 U.S. SURVEY FEET



FOR AND ON BEHALF OF  
 MANHARD CONSULTING

GENERAL WARRANTY DEED  
 RECEPTION NO. E0080397



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

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<b>EXHIBIT A</b>	
<b>EASTGATE METROPOLITAN DISTRICT NO. 1</b>	
<b>COUNTY OF ARAPAHOE, COLORADO</b>	
PROJ. MGR.: <u>DJR</u>	SHEET
DRAWN BY: <u>J&amp;F</u>	<b>2 OF 2</b>
DATE: <u>06/06/23</u>	<b>292.ACC001.00</b>
SCALE: <u>1" = 40'</u>	

## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 1 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 72°07'51" WEST, A DISTANCE OF 31.59 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

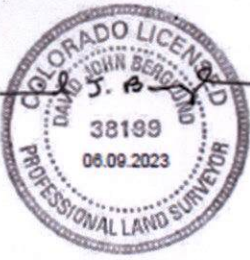
ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING

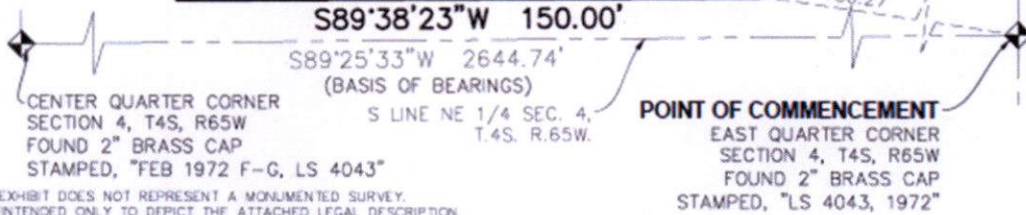
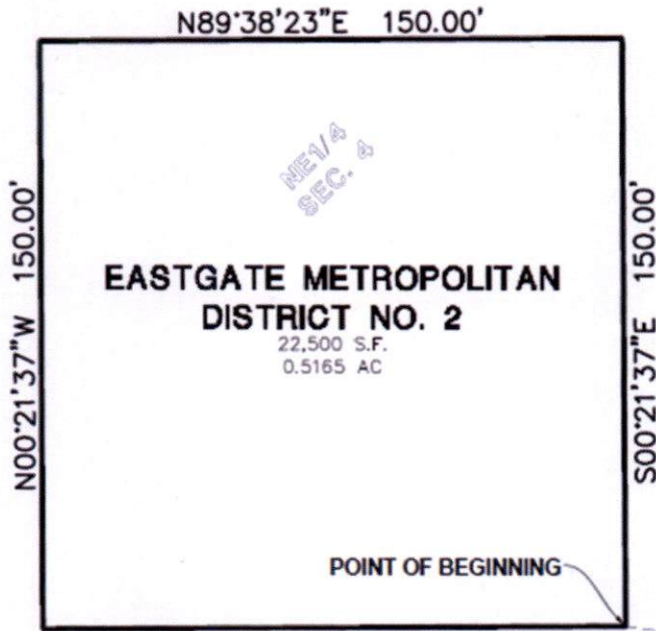
# EXHIBIT A



GRAPHIC SCALE  
 0 20 40  
 ( IN FEET )  
 1 inch = 40 ft.  
 U.S. SURVEY FEET

FOR AND ON BEHALF OF  
 MANHARD CONSULTING

GENERAL WARRANTY DEED  
 RECEPTION NO. E0080397



NOTE:  
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<b>EXHIBIT A</b>	
<b>EASTGATE METROPOLITAN DISTRICT NO. 2</b>	
<b>COUNTY OF ARAPAHOE, COLORADO</b>	
PROJ. MGR.: DJB	SHEET
DRAWN BY: JAF	<b>2 OF 2</b>
DATE: 06/06/23	<b>292.ACC001.00</b>
SCALE: 1" = 40'	

## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 2 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

**COMMENCING** AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 87°13'06" WEST, A DISTANCE OF 180.27 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING







## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 3 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 10°59'16" WEST, A DISTANCE OF 162.67 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING





## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 4 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 48°44'53" WEST, A DISTANCE OF 240.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING





## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 5 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 05°53'24" WEST, A DISTANCE OF 311.33 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

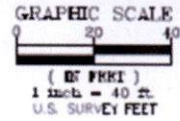
I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING



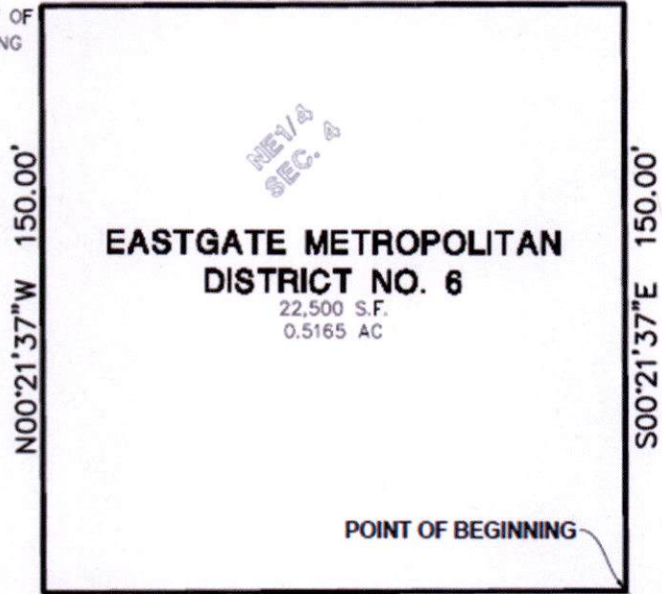
# EXHIBIT A



GENERAL WARRANTY DEED  
RECEPTION NO. E0080397

N89°38'23"E 150.00'

FOR AND ON BEHALF OF  
MANHARD CONSULTING

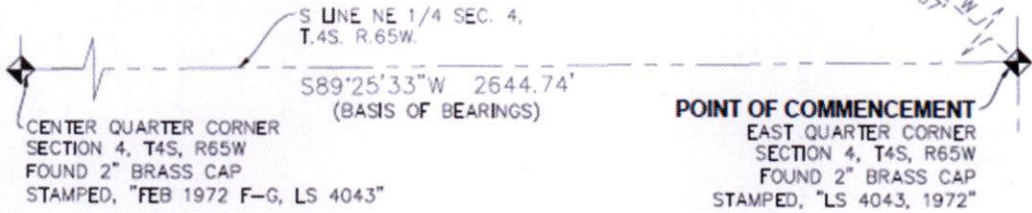


NE 1/4  
SEC. 4

**EASTGATE METROPOLITAN  
DISTRICT NO. 6**  
22,500 S.F.  
0.5165 AC

POINT OF BEGINNING

S89°38'23"W 150.00'



S LINE NE 1/4 SEC. 4,  
T.4S. R.65W.

S89°25'33"W 2644.74'  
(BASIS OF BEARINGS)

CENTER QUARTER CORNER  
SECTION 4, T4S, R65W  
FOUND 2" BRASS CAP  
STAMPED, "FEB 1972 F-G, LS 4043"

POINT OF COMMENCEMENT  
EAST QUARTER CORNER  
SECTION 4, T4S, R65W  
FOUND 2" BRASS CAP  
STAMPED, "LS 4043, 1972"

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

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<b>EXHIBIT A</b>	
<b>EASTGATE METROPOLITAN DISTRICT NO. 6</b>	
<b>COUNTY OF ARAPAHOE, COLORADO</b>	
PROJ. MGR.: <u>DJB</u>	SHEET
DRAWN BY: <u>JLF</u>	<b>2 OF 2</b>
DATE: <u>06/06/23</u>	292.ACC001.00
SCALE: <u>1" = 40'</u>	



## EXHIBIT A

### EASTGATE METROPOLITAN DISTRICT NO. 6 LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEED RECORDED AT RECEPTION NUMBER E0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 30°30'41" WEST, A DISTANCE OF 358.37 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°38'23" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 00°21'37" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°38'23" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 00°21'37" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 22,500 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

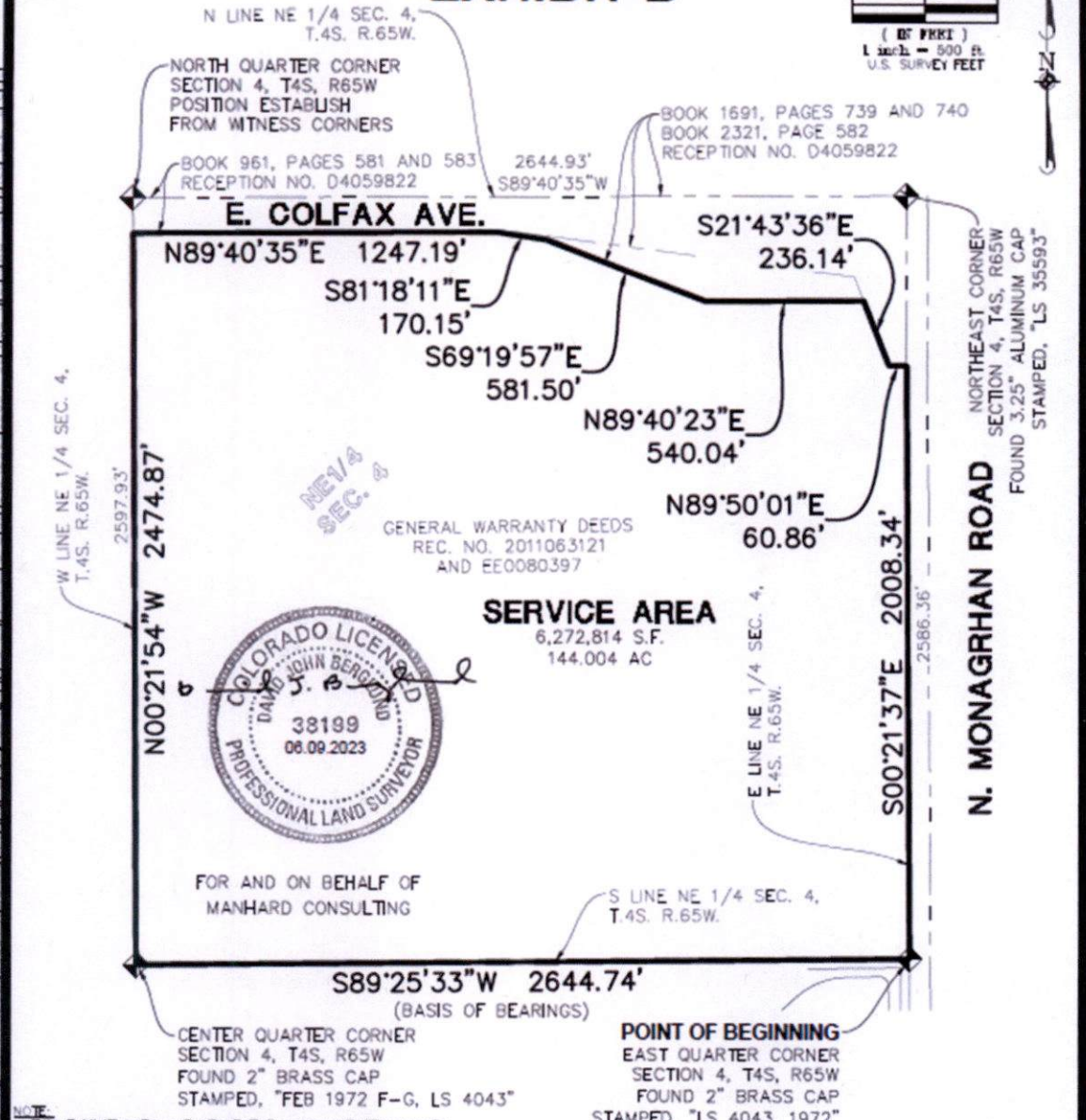
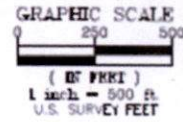


DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING



**EXHIBIT B – LEGAL DESCRIPTION AND MAP OF SERVICE AREA**

# EXHIBIT B



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

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Water Resource Management | Construction Management

<b>EXHIBIT A</b>	
<b>SERVICE AREA</b>	
<b>COUNTY OF ARAPAHOE, COLORADO</b>	
PROJ. MGR.: <u>DJR</u>	SHEET
DRAWN BY: <u>JAF</u>	<b>2 OF 2</b>
DATE: <u>06/06/23</u>	<b>292.ACC001.00</b>
SCALE: <u>1" = 500'</u>	

## EXHIBIT B

### SERVICE AREA LEGAL DESCRIPTION

A PARCEL OF LAND BEING GENERAL WARRANTY DEEDS RECORDED AT RECEPTION NUMBERS 2011083121 AND EE0080397, IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 4 IS ASSUMED TO BEAR SOUTH 89°25'33" WEST AND BEING MONUMENTED ON THE EAST BY A 2" BRASS CAP STAMPED, "LS 4043, 1972" AND ON THE WEST END BY A 2" BRASS CAP STAMPED, "FEB 1972 F-G, LS 4043";

**BEGINNING** AT THE EAST QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 89°25'33" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, A DISTANCE OF 2,644.74 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 4;

THENCE NORTH 00°21'54" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2,474.87 FEET TO THE SOUTH RIGHT-OF-WAY OF EAST COLFAX AVENUE AS DESCRIBED IN BOOK 981, PAGES 581 AND 583, AND AT RECEPTION NO. D4059822;

THENCE NORTH 89°40'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1,247.19 FEET TO THE SOUTH LINE OF AN ADDITIONAL RIGHT-OF-WAY DEDICATION DESCRIBED IN BOOK 1691, PAGES 739 AND 740 AND IN BOOK 2921, PAGE 582, AND AT RECEPTION NO. D4059822;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES

- 1) SOUTH 81°18'11" EAST, A DISTANCE OF 170.15 FEET;
- 2) SOUTH 60°19'57" EAST, A DISTANCE OF 581.50 FEET;
- 3) NORTH 89°40'23" EAST, A DISTANCE OF 540.04 FEET;
- 4) SOUTH 21°43'38" EAST, A DISTANCE OF 236.14 FEET;
- 5) NORTH 89°50'01" EAST, A DISTANCE OF 60.86 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00°21'37" EAST, ALONG SAID EAST LINE, A DISTANCE OF 2,008.34 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 6,272.814 SQUARE FEET OR 144.0040 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

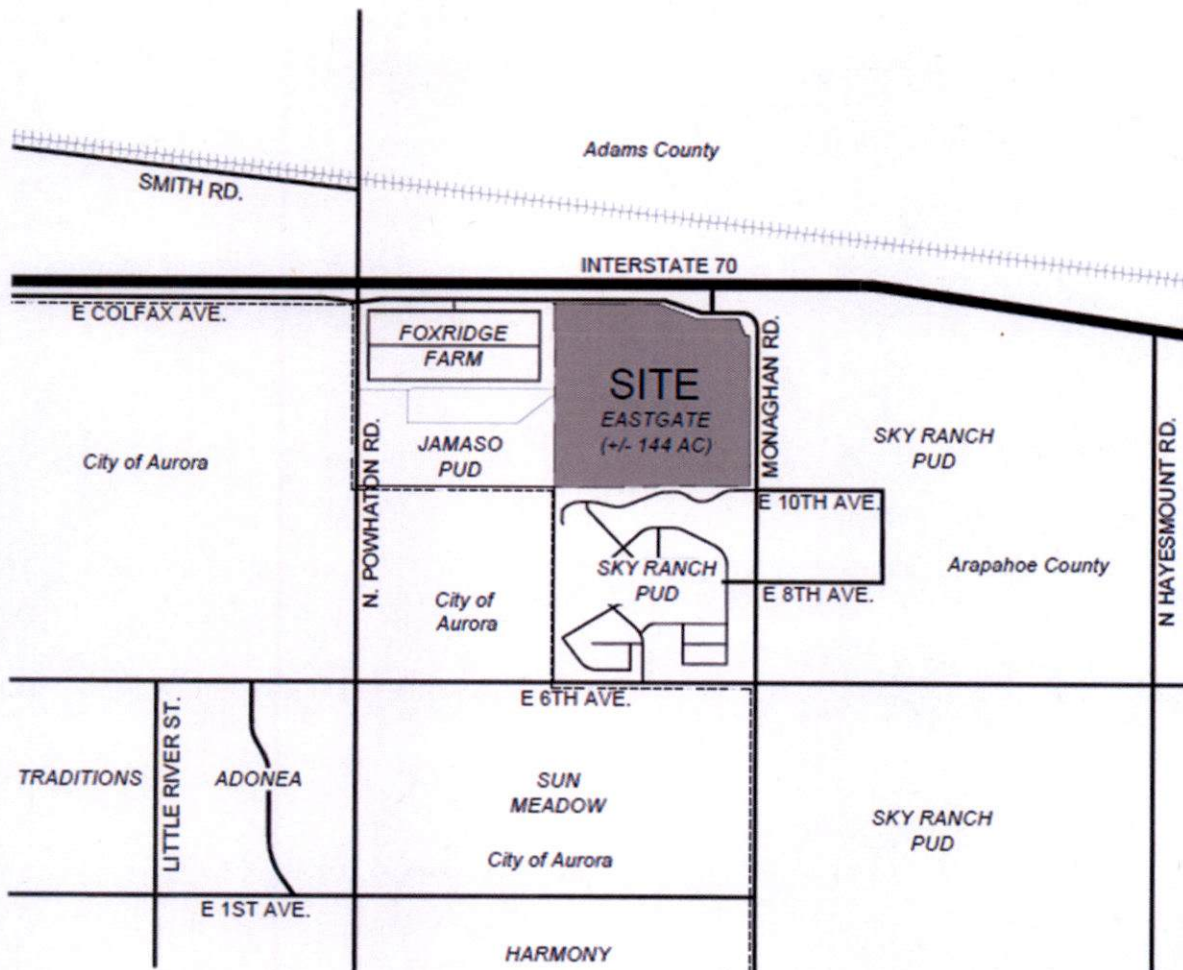
I, DAVID J. BERGLUND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE PARCEL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



DAVID J. BERGLUND, P.L.S. 38199  
FOR AND ON BEHALF OF MANHARD CONSULTING

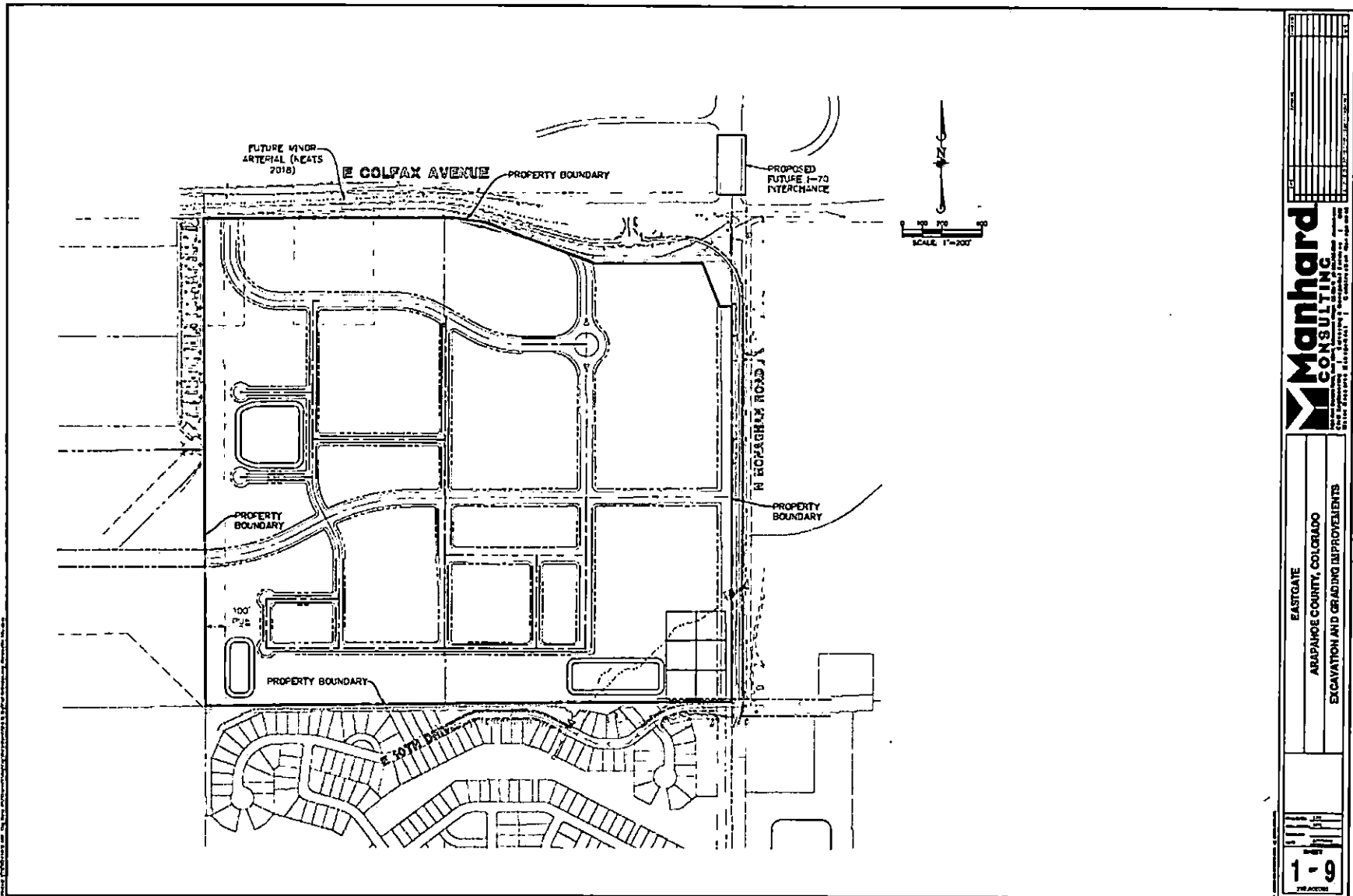
**EXHIBIT C – VICINITY MAP**

# EASTGATE VICINITY MAP

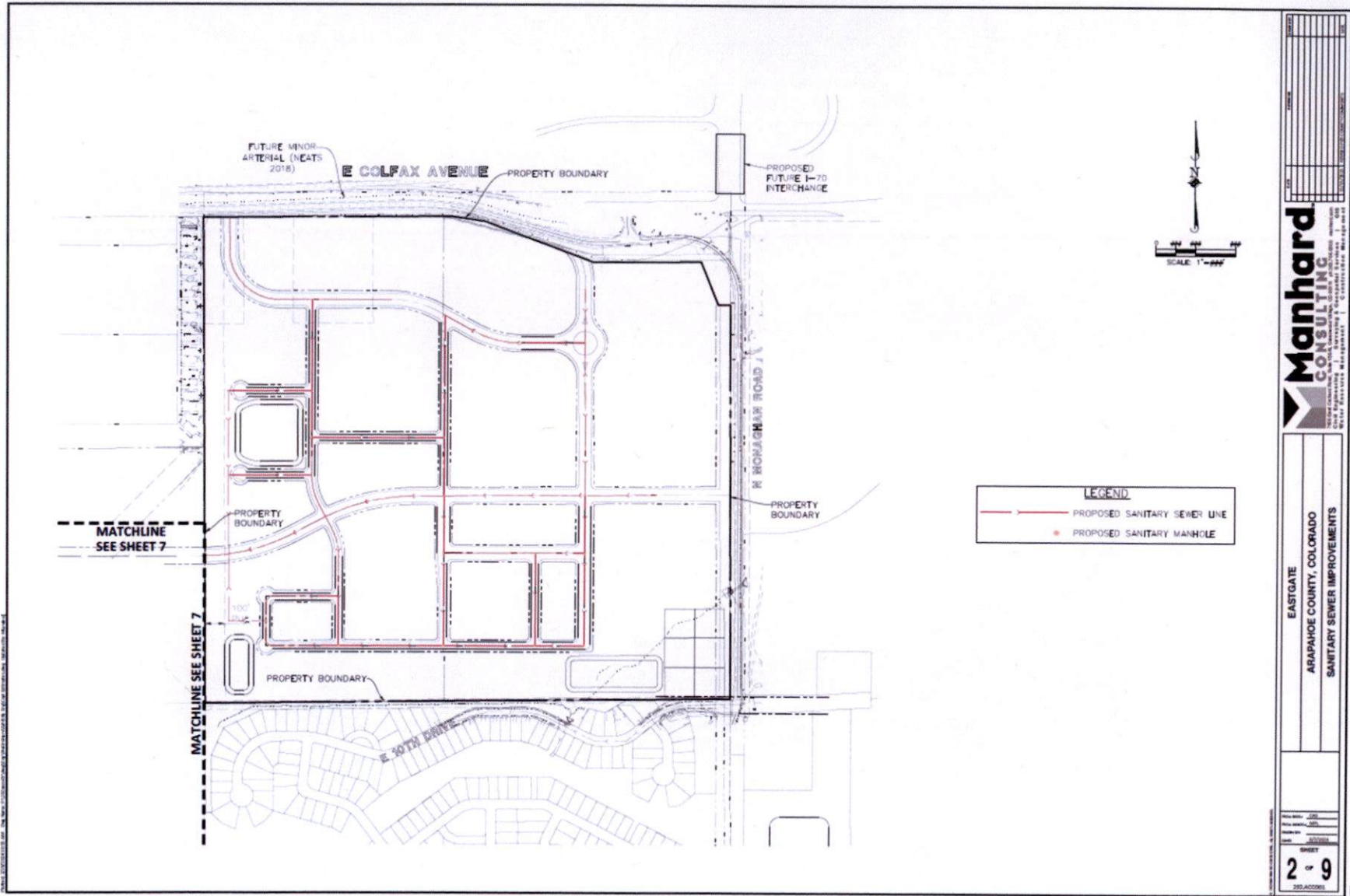


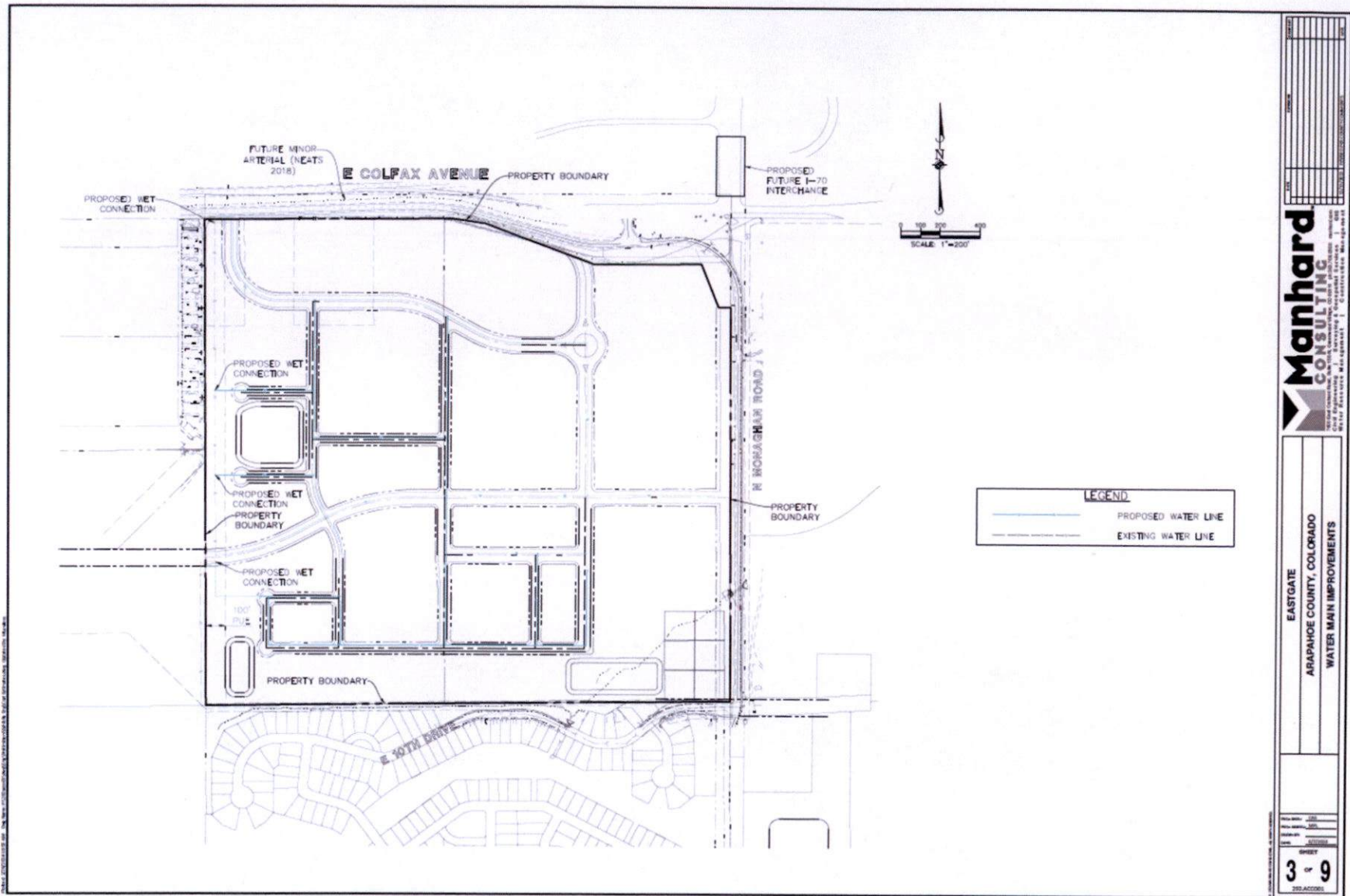
**EXHIBIT D – DEPICTION OF DISTRICT IMPROVEMENTS**

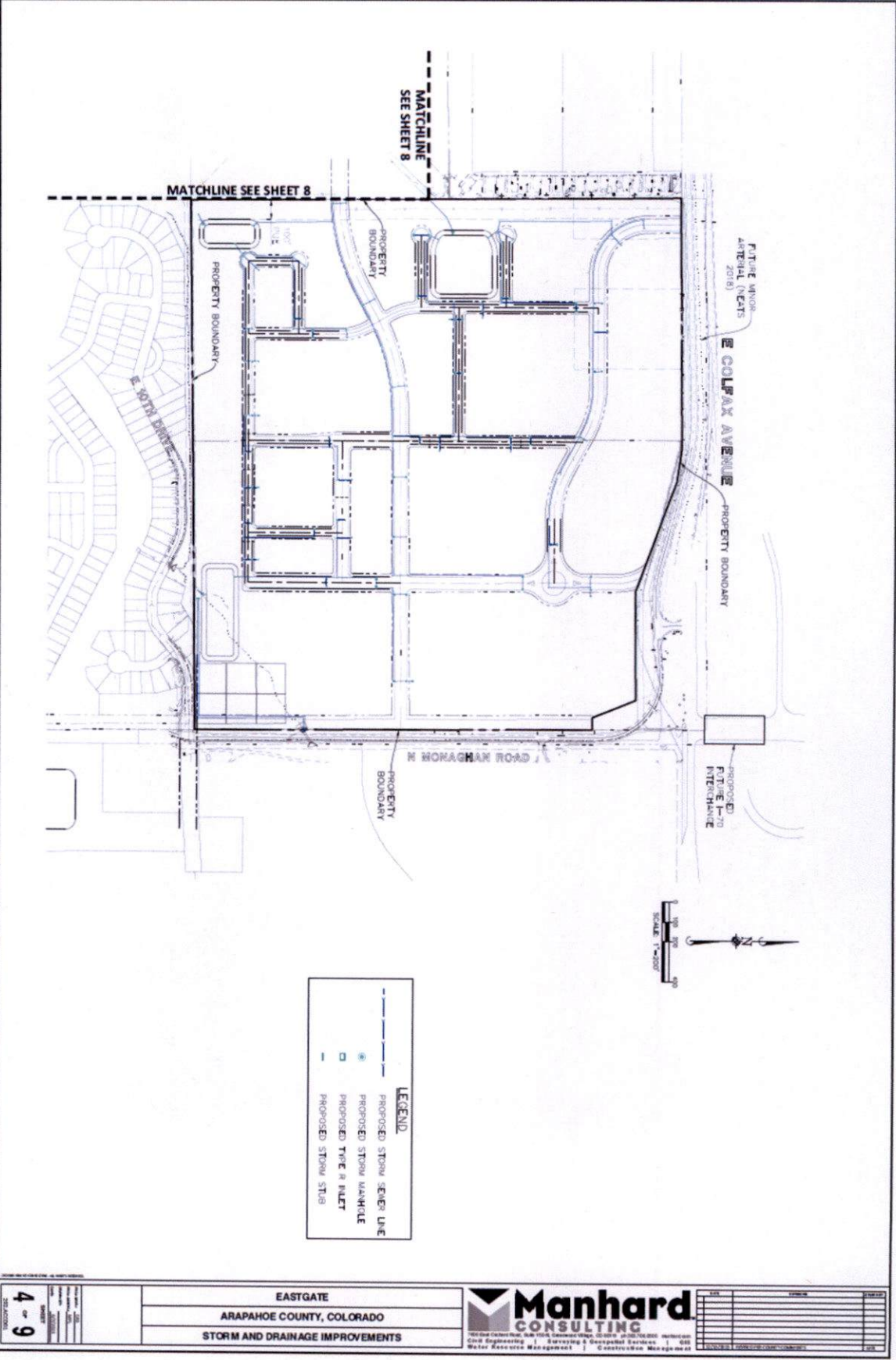
**EXHIBIT D-1 – DISTRICT IMPROVEMENTS – SERVICE AREA**







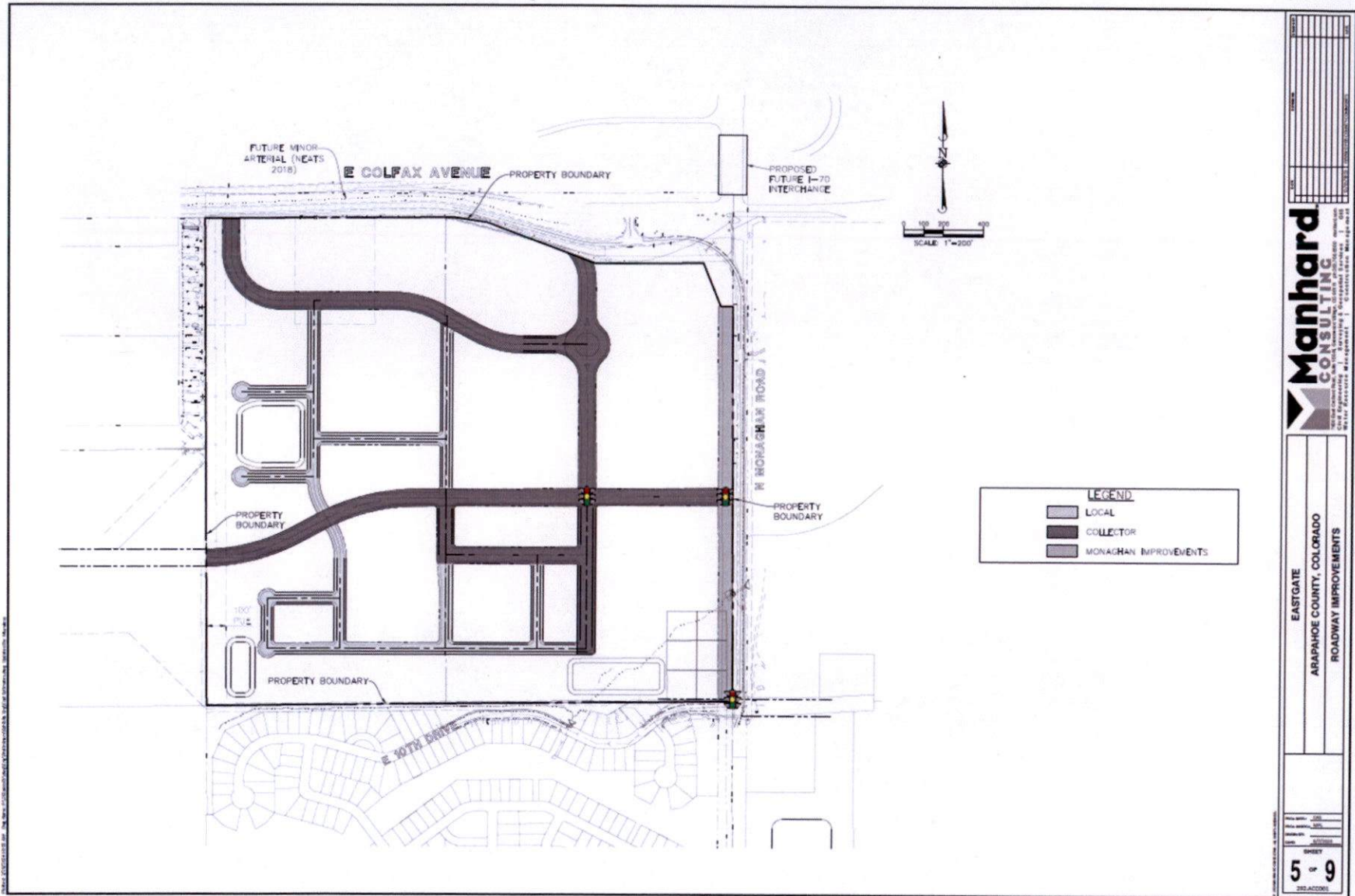


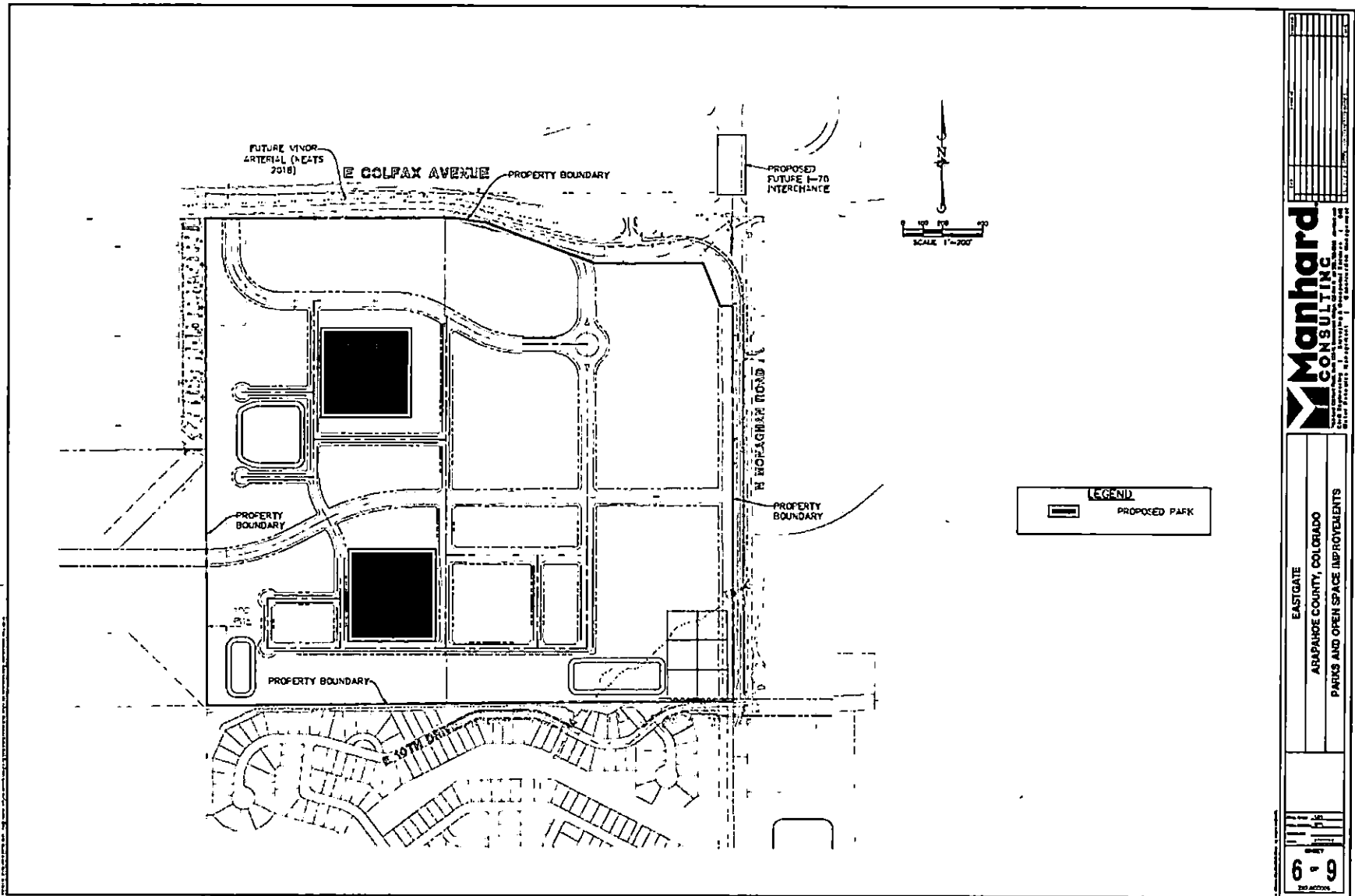


**LEGEND**

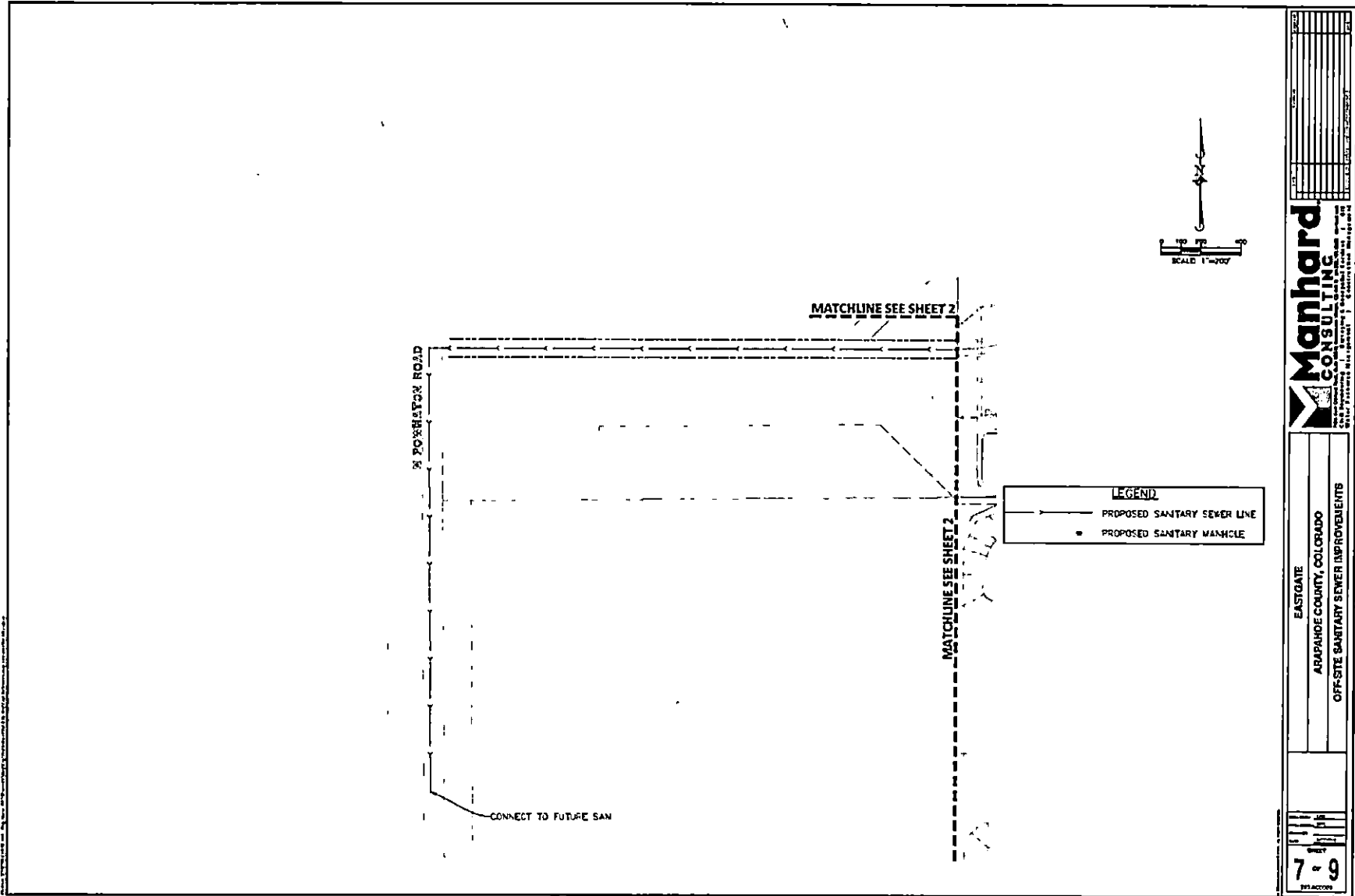
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED TIE IN INLET
- - - PROPOSED STORM STUB

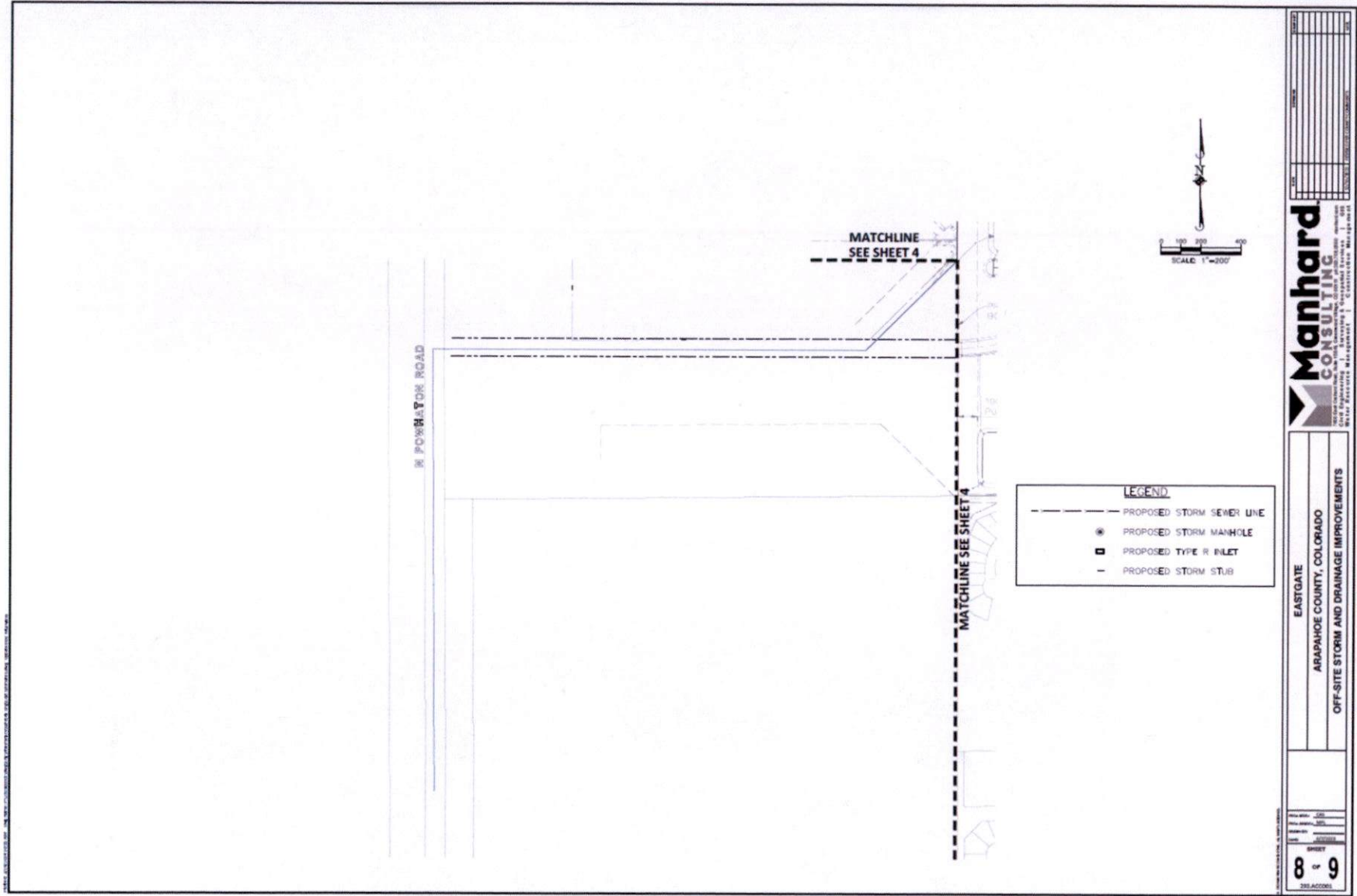
<p><b>4 of 9</b></p> <p>25% ADOPTION</p>	<p><b>EASTGATE</b></p> <p>ARAPAHOE COUNTY, COLORADO</p> <p><b>STORM AND DRAINAGE IMPROVEMENTS</b></p>	<p><b>Manhard</b></p> <p><b>CONSULTING</b></p> <p><small>2500 Cole Center, Suite 1000, Denver, CO 80202   303.733.8800</small></p> <p><small>Civil Engineering   Surveying &amp; Geospatial Services   GIS</small></p> <p><small>Water Resource Management   Construction Management</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISION	DATE												
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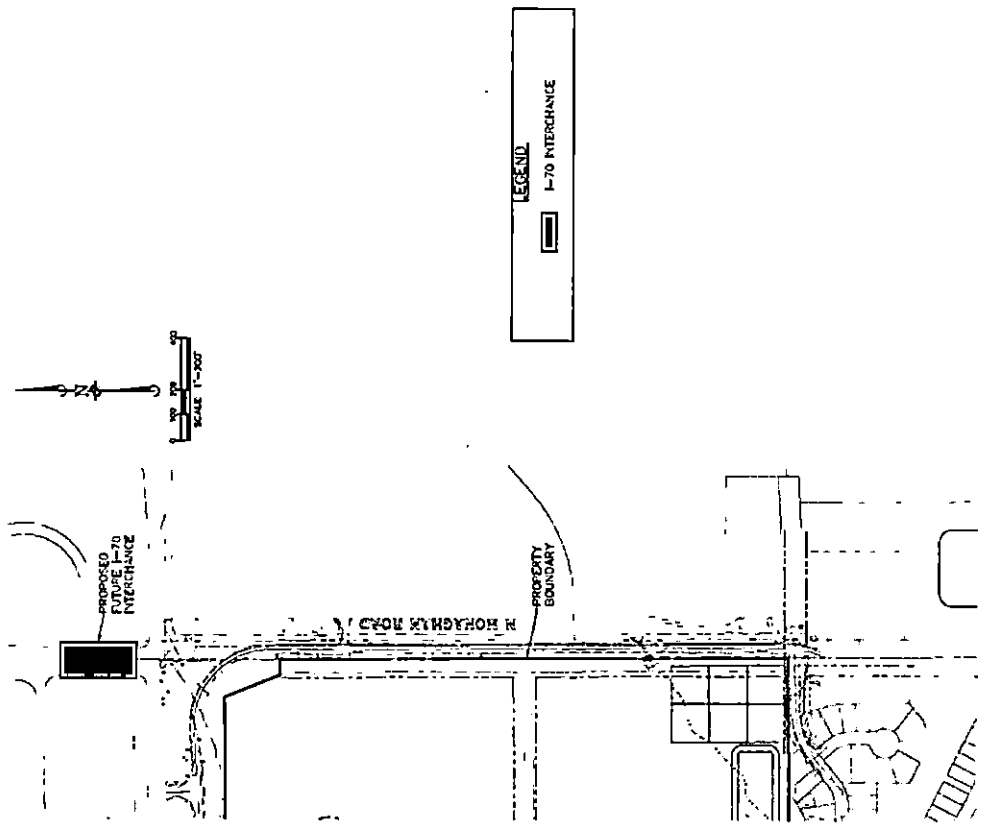


**EXHIBIT D-2 – DISTRICT IMPROVEMENTS – REGIONAL IMPROVEMENTS**









**EXHIBIT E – DISTRICT IMPROVEMENTS COST ESTIMATE**

**EXHIBIT E-1 – DISTRICT IMPROVEMENTS – SERVICE AREA**



EASTGATE DISTRICT IMPROVEMENTS  
ENGINEER'S OPINION OF PROBABLE COST  
ARAPAHOE COUNTY, COLORADO  
12/13/2023

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>					
1	Earthwork (Cut to Fill)	144	ACRE	\$12,000.00	\$1,728,000.00
2	Topsoil Stripping (4")	77440	CY	\$4.50	\$348,480.00
3	Erosion Control	1	EACH	\$90,000.00	\$90,000.00
4	Clear and Grub	144	ACRE	\$800.00	\$115,200.00
5	Overtot Grading	144	ACRE	\$8,000.00	\$1,152,000.00
<b>TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>					<b>\$3,433,680.00</b>

<b>SCHEDULE I - UNDERGROUND IMPROVEMENTS</b>					
<b>A. SANITARY SEWER IMPROVEMENTS</b>					
1	8" PVC Sanitary Sewer	15800	LF	\$90.00	\$1,422,000.00
2	Manhole	75	EACH	\$7,500.00	\$562,500.00
3	Manhole - Construct Over Existing Sewer	1	EACH	\$9,500.00	\$9,500.00
<b>SUBTOTAL A. - SANITARY SEWER IMPROVEMENTS</b>					<b>\$1,994,000.00</b>
<b>B. WATER MAIN IMPROVEMENTS</b>					
1	8" Water Main	15400	LF	\$70.00	\$1,078,000.00
2	8" Valve and Box	75	EACH	\$4,000.00	\$300,000.00
3	Fire Hydrant Assembly	52	EACH	\$7,500.00	\$390,000.00
4	Valve Box Adjustment	75	EACH	\$500.00	\$37,500.00
5	Pressure Connection	4	EACH	\$20,000.00	\$80,000.00
<b>SUBTOTAL B. - WATER MAIN IMPROVEMENTS</b>					<b>\$1,885,500.00</b>
<b>C. STORM AND DRAINAGE IMPROVEMENTS</b>					
1	18" Storm Sewer Pipe	4900	LF	\$90.00	\$441,000.00
2	21" Storm Sewer Pipe	2500	LF	\$110.00	\$275,000.00
3	24" Storm Sewer Pipe	1000	LF	\$120.00	\$120,000.00
4	30" Storm Sewer Pipe	2300	LF	\$160.00	\$368,000.00
5	36" Storm Sewer Pipe	3800	LF	\$180.00	\$684,000.00
6	48" Storm Sewer Pipe	1700	LF	\$240.00	\$408,000.00
7	54" Storm Sewer Pipe	200	LF	\$280.00	\$56,000.00
8	60" Storm Sewer Pipe	2500	LF	\$300.00	\$750,000.00
9	Precast Concrete Flared End Section w/Grate 18"	13	EACH	\$3,600.00	\$46,800.00
10	Precast Concrete Flared End Section w/Grate 24"	2	EACH	\$3,900.00	\$7,800.00
11	Precast Concrete Flared End Section w/Grate 30"	1	EACH	\$4,200.00	\$4,200.00
12	Precast Concrete Flared End Section w/Grate 36"	4	EACH	\$4,500.00	\$18,000.00
13	Precast Concrete Flared End Section w/Grate 54"	2	EACH	\$6,000.00	\$12,000.00
14	Precast Concrete Flared End Section w/Grate 60"	2	EACH	\$6,500.00	\$13,000.00
15	5" Type 'R' Inlet	60	EACH	\$8,900.00	\$534,000.00
16	10" Type 'R' Inlet	30	EACH	\$12,500.00	\$375,000.00
17	Manhole	101	EACH	\$6,084.00	\$614,484.00
18	Detention/ WQ Facility	17	AC-FT	\$62,000.00	\$1,054,000.00
<b>SUBTOTAL C. - STORM AND DRAINAGE IMPROVEMENTS</b>					<b>\$5,781,284.00</b>
<b>TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS</b>					<b>\$9,660,784.00</b>

<b>SCHEDULE III - ROADWAY IMPROVEMENTS</b>					
1	Subgrade Preparation	138300	SY	\$4.00	\$553,200.00
2	Aggregate Base Course - 12"	92200	SY	\$16.00	\$1,475,200.00
3	Aggregate Base Course - 10"	46300	SY	\$14.00	\$648,200.00
4	Asphalt Concrete Surface - 7"	16100	SY	\$42.00	\$676,200.00
5	Asphalt Concrete Surface - 6"	76100	SY	\$36.00	\$2,739,600.00
6	Asphalt Concrete Surface - 5"	46300	SY	\$32.00	\$1,481,600.00
7	6" Curb and 24" Gutter	32400	LF	\$35.00	\$1,134,000.00
8	PCC Sidewalk - 6" with Subbase	166800	SF	\$6.00	\$1,120,800.00
9	Pavement Marking Removal	1	LS	\$8,000.00	\$8,000.00
10	Pavement Markings	1	LS	\$140,000.00	\$140,000.00
11	Street Sign	80	EACH	\$300.00	\$24,000.00
12	Street Light	50	EACH	\$15,000.00	\$750,000.00
13	Traffic Signal	1	EACH	\$900,000.00	\$900,000.00
14	8" Crossspan	40	EACH	\$8,000.00	\$320,000.00
15	Traffic Control (Monaghan)	1	LS	\$150,000.00	\$150,000.00
16	Relocate Traffic Signs	5	EACH	\$200.00	\$1,000.00
17	Monaghan Traffic Signal	0.5	EACH	\$900,000.00	\$450,000.00
18	10th and Monaghan Traffic Signal	0.25	EACH	\$900,000.00	\$225,000.00
<b>TOTAL SCHEDULE III - ROADWAY IMPROVEMENTS</b>					<b>\$12,796,800.00</b>

SCHEDULE IV - PARKS AND OPEN SPACE IMPROVEMENTS					
1	Parks and Open Space Improvements	9.5	ACRE	\$250,000.00	\$2,375,000.00
TOTAL SCHEDULE IV - PARKS AND OPEN SPACE IMPROVEMENTS					\$2,375,000.00

TOTAL SCHEDULE I-IV		\$28,266,264.00
MOBILIZATION @ 5%		\$1,413,313.20
SURVEYING @ 5%		\$1,413,313.20
CONSTRUCTION MANAGEMENT/TESTING @ 12%		\$3,391,951.68
CONTINGENCY @ 15%		\$4,239,939.60
TOTAL		\$38,724,781.68

Prepared By: Manhard Consulting, Ltd.  
 1 Broadway, Suite 8200  
 Denver, Colorado 80203

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

NOTE: Over excavation is not included in this opinion of probable cost.

**EXHIBIT E-2 – DISTRICT IMPROVEMENTS – REGIONAL IMPROVEMENTS**



EASTGATE REGIONAL IMPROVEMENTS  
ENGINEER'S OPINION OF PROBABLE COST  
ARAPAHOE COUNTY, COLORADO  
12/13/2023

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENSION
<b>SCHEDULE I - OFF-SITE UNDERGROUND IMPROVEMENTS</b>					
<b>A. OFF-SITE SANITARY SEWER IMPROVEMENTS</b>					
1	12" PVC Sanitary Sewer	4600	LF	\$110.00	\$506,000.00
2	Manhole	14	EACH	\$7,500.00	\$105,000.00
3	Manhole - Construct Over Existing Sewer	1	EACH	\$9,500.00	\$9,500.00
4	Erosion Control	1	EACH	\$50,000.00	\$50,000.00
5	Restoration	1	EACH	\$80,000.00	\$80,000.00
<b>SUBTOTAL A. - OFF-SITE SANITARY SEWER IMPROVEMENTS</b>					<b>\$783,500.00</b>
<b>B. OFF-SITE STORM AND DRAINAGE IMPROVEMENTS</b>					
1	36" Storm Sewer Pipe	5100	LF	\$180.00	\$918,000.00
2	Manhole	13	EACH	\$6,094.00	\$79,092.00
<b>SUBTOTAL B. - OFF-SITE STORM AND DRAINAGE IMPROVEMENTS</b>					<b>\$997,092.00</b>
<b>TOTAL SCHEDULE I - OFF-SITE UNDERGROUND IMPROVEMENTS</b>					<b>\$1,780,592.00</b>

<b>SCHEDULE II - OFF-SITE ROADWAY IMPROVEMENTS</b>					
1	Monaghan - I70 Interchange Improvements	0.24	EACH	\$40,000,000.00	\$9,600,000.00
<b>TOTAL SCHEDULE II - OFF-SITE ROADWAY IMPROVEMENTS</b>					<b>\$9,600,000.00</b>

<b>TOTAL SCHEDULE I-II</b>					<b>\$11,380,592.00</b>
MOBILIZATION @ 5%					\$569,029.60
SURVEYING @ 5%					\$569,029.60
CONSTRUCTION MANAGEMENT/TESTING @ 12%					\$1,365,671.04
CONTINGENCY @ 15%					\$1,707,088.80
<b>TOTAL</b>					<b>\$15,591,411.04</b>

Prepared By: Manhard Consulting, Ltd.  
1 Broadway, Suite B200  
Denver, Colorado 80203

NOTE: This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using plan quantities and represents Engineer's best judgment as an experienced and qualified professional engineer generally familiar with the construction industry. However, since the Engineer has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids or actual Construction Cost will not vary from Opinions of Probable Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein and does not include permit fees, recapture costs, consultant fees, landscaping, dewatering, maintenance, bonds or the like.

NOTE: Over excavation is not included in this opinion of probable cost.

## EXHIBIT F – FINANCIAL PLAN



**EXHIBIT F-1 – DISTRICT IMPROVEMENTS – SERVICE AREA**

**Eastgate Metropolitan District Nos. 1-6  
Arapahoe County, Colorado**

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**General Obligation Bonds, Series 2026  
General Obligation Refunding & Improvement Bonds, Series 2036**

---  
**Service Plan (Debt Service Mills)**

<u>Bond Assumptions</u>	<u>Series 2026</u>	<u>Series 2036</u>	<u>Total</u>
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Discharge Date	12/2/2066	12/2/2066	
<b>Sources of Funds</b>			
Par Amount	26,365,000	40,445,000	
Funds on Hand	0	7,055,000	
<b>Total</b>	<b>26,365,000</b>	<b>47,500,000</b>	
<b>Uses of Funds</b>			
Project Fund	<b>19,350,000</b>	<b>19,350,000</b>	<b>38,700,000</b>
Refunding Escrow	0	25,175,000	
Capitalized Interest	3,954,750	0	
Surplus Deposit	2,280,000	0	
Cost of Issuance	777,300	402,225	
Rounding	2,950	2,775	
<b>Total</b>	<b>26,365,000</b>	<b>47,500,000</b>	
<b>Debt Features</b>			
Projected Coverage at Mill Levy Cap	2.05x	2.29x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	
<b>Tax Authority Assumptions</b>			
<b>Metropolitan District Revenue</b>			
Residential Assessment Ratio			
Service Plan Base Year	2024		
Residential Base Rate	6.70%		
Commercial Base Rate	27.90%		
<b>Debt Service Mills</b>			
Service Plan Mill Levy Cap	50.000	<u>% Revenue</u> 94.8%	
Specific Ownership Tax	6.00%		
County Treasurer Fee	1.50%		
<b>Fee Revenue</b>			
Townhome Impact Fee	\$4,000	3.4%	
Duplex Impact Fee	\$4,000	1.2%	
Commercial Impact Fee	\$1	0.6%	

**Eastgate Metropolitan District Nos. 1 & 2  
Development Summary**

Statutory Actual Value (2024)	Residential - SF						Total
	Town Home	Duplex	-	-	-	-	
	\$423,263	\$525,254	-	-	-	-	
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	90	40	-	-	-	-	130
2027	90	40	-	-	-	-	130
2028	90	40	-	-	-	-	130
2029	90	40	-	-	-	-	130
2030	90	40	-	-	-	-	130
2031	90	-	-	-	-	-	90
2032	18	-	-	-	-	-	18
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
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2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
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2061	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-
<b>Total Units</b>	<b>558</b>	<b>200</b>	-	-	-	-	<b>758</b>
<b>Total Statutory Actual Value</b>	<b>\$236,180,633</b>	<b>\$105,050,763</b>	-	-	-	-	<b>\$341,231,396</b>

Eastgate Metropolitan District No. 3  
Development Summary

Statutory Actual Value (2023)	Residential - MF						Total
	Multi-Family (200 Units)						
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
2031	200	-	-	-	-	-	200
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
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2061	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-
<b>Total Units</b>	<b>200</b>	-	-	-	-	-	<b>200</b>
<b>Total Statutory Actual Value</b>	<b>\$50,095,518</b>	-	-	-	-	-	<b>\$50,095,518</b>

**Eastgate Metropolitan District Nos. 4 - 6  
Development Summary**

Statutory Actual Value (2024)	Commercial							Total
	Light Industrial	General Commercial	Convenience Store/Gas	Strip Retail	Retail	Retail/Restaurant	General Commercial/Retail/Medical Office	
	\$153	\$204	\$459	\$306	\$357	\$408	\$153	
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	-	-	5,000	-	-	-	-	5,000
2027	-	-	-	20,000	5,000	-	-	45,000
2028	-	-	-	25,000	-	20,000	20,000	65,000
2029	-	15,000	-	25,000	-	20,000	20,000	80,000
2030	25,000	30,000	-	25,000	-	10,000	-	90,000
2031	25,000	30,000	-	-	-	-	-	55,000
2032	25,000	15,000	-	-	-	-	-	40,000
2033	25,000	-	-	-	-	-	-	25,000
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-	-
<b>Total Units</b>	100,000	90,000	5,000	95,000	5,000	50,000	60,000	405,000
<b>Total Statutory Actual Value</b>	\$15,298,655	\$18,358,386	\$2,294,798	\$29,067,444	\$1,784,843	\$20,398,206	\$9,170,193	\$96,381,525

**Eastgate Metropolitan District Nos. 1-6  
Revenue**

	MD Nos. 1 & 2			MD No. 3			MD Nos. 4 - 6			Expense	Total
	District Mill Levy Revenue	Fee Revenue	Total	District Mill Levy Revenue	Fee Revenue	Total	District Mill Levy Revenue	Fee Revenue	Total	Annual Trustee Fee	Revenue Available for Debt Service
2024	0	0	0	0	0	0	0	0	0	0	0
2025	0	0	0	0	0	0	0	0	0	0	0
2026	0	520,000	520,000	0	0	0	0	3,750	3,750	0	523,750
2027	89,109	520,000	609,109	0	0	0	3,460	33,750	37,210	(4,000)	642,319
2028	303,300	520,000	823,300	0	0	0	52,526	48,750	101,276	(4,000)	920,576
2029	521,774	520,000	1,041,774	0	0	0	239,863	60,000	299,863	(4,000)	1,337,637
2030	770,577	520,000	1,290,577	0	0	0	556,627	67,500	624,127	(4,000)	1,910,704
2031	997,878	360,000	1,357,878	0	138,000	138,000	921,256	41,250	962,506	(4,000)	2,454,384
2032	1,252,574	72,000	1,324,574	76,885	0	76,885	1,289,328	30,000	1,319,328	(4,000)	2,716,787
2033	1,359,046	0	1,359,046	204,041	0	204,041	1,456,932	18,750	1,475,682	(4,000)	3,034,769
2034	1,459,507	0	1,459,507	216,283	0	216,283	1,602,861	0	1,602,861	(4,000)	3,274,652
2035	1,459,507	0	1,459,507	216,283	0	216,283	1,666,008	0	1,666,008	(4,000)	3,337,798
2036	1,547,077	0	1,547,077	229,260	0	229,260	1,699,328	0	1,699,328	(4,000)	3,471,666
2037	1,547,077	0	1,547,077	229,260	0	229,260	1,699,328	0	1,699,328	(4,000)	3,471,666
2038	1,639,902	0	1,639,902	243,016	0	243,016	1,733,315	0	1,733,315	(4,000)	3,612,233
2039	1,639,902	0	1,639,902	243,016	0	243,016	1,733,315	0	1,733,315	(4,000)	3,612,233
2040	1,738,296	0	1,738,296	257,597	0	257,597	1,767,981	0	1,767,981	(4,000)	3,759,874
2041	1,738,296	0	1,738,296	257,597	0	257,597	1,767,981	0	1,767,981	(4,000)	3,759,874
2042	1,842,594	0	1,842,594	273,053	0	273,053	1,803,341	0	1,803,341	(4,000)	3,914,987
2043	1,842,594	0	1,842,594	273,053	0	273,053	1,803,341	0	1,803,341	(4,000)	3,914,987
2044	1,953,149	0	1,953,149	289,436	0	289,436	1,839,408	0	1,839,408	(4,000)	4,077,993
2045	1,953,149	0	1,953,149	289,436	0	289,436	1,839,408	0	1,839,408	(4,000)	4,077,993
2046	2,070,338	0	2,070,338	306,802	0	306,802	1,876,196	0	1,876,196	(4,000)	4,249,336
2047	2,070,338	0	2,070,338	306,802	0	306,802	1,876,196	0	1,876,196	(4,000)	4,249,336
2048	2,194,559	0	2,194,559	325,210	0	325,210	1,913,720	0	1,913,720	(4,000)	4,429,489
2049	2,194,559	0	2,194,559	325,210	0	325,210	1,913,720	0	1,913,720	(4,000)	4,429,489
2050	2,326,232	0	2,326,232	344,723	0	344,723	1,951,994	0	1,951,994	(4,000)	4,618,949
2051	2,326,232	0	2,326,232	344,723	0	344,723	1,951,994	0	1,951,994	(4,000)	4,618,949
2052	2,465,806	0	2,465,806	365,406	0	365,406	1,991,034	0	1,991,034	(4,000)	4,818,246
2053	2,465,806	0	2,465,806	365,406	0	365,406	1,991,034	0	1,991,034	(4,000)	4,818,246
2054	2,613,755	0	2,613,755	387,331	0	387,331	2,030,855	0	2,030,855	(4,000)	5,027,940
2055	2,613,755	0	2,613,755	387,331	0	387,331	2,030,855	0	2,030,855	(4,000)	5,027,940
2056	2,770,580	0	2,770,580	410,571	0	410,571	2,071,472	0	2,071,472	(4,000)	5,248,622
2057	2,770,580	0	2,770,580	410,571	0	410,571	2,071,472	0	2,071,472	(4,000)	5,248,622
2058	2,936,815	0	2,936,815	435,205	0	435,205	2,112,901	0	2,112,901	(4,000)	5,480,921
2059	2,936,815	0	2,936,815	435,205	0	435,205	2,112,901	0	2,112,901	(4,000)	5,480,921
2060	3,113,023	0	3,113,023	461,317	0	461,317	2,155,159	0	2,155,159	(4,000)	5,725,500
2061	3,113,023	0	3,113,023	461,317	0	461,317	2,155,159	0	2,155,159	(4,000)	5,725,500
2062	3,299,805	0	3,299,805	488,996	0	488,996	2,198,262	0	2,198,262	(4,000)	5,983,063
2063	3,299,805	0	3,299,805	488,996	0	488,996	2,198,262	0	2,198,262	(4,000)	5,983,063
2064	3,497,793	0	3,497,793	518,336	0	518,336	2,242,228	0	2,242,228	(4,000)	6,254,357
2065	3,497,793	0	3,497,793	518,336	0	518,336	2,242,228	0	2,242,228	(4,000)	6,254,357
2066	3,707,661	0	3,707,661	549,436	0	549,436	2,287,072	0	2,287,072	(4,000)	6,544,169
<b>Total</b>	<b>83,940,383</b>	<b>3,032,000</b>	<b>86,972,383</b>	<b>11,935,446</b>	<b>138,000</b>	<b>12,073,446</b>	<b>68,850,319</b>	<b>303,750</b>	<b>69,154,069</b>	<b>(156,000)</b>	<b>168,043,898</b>

**Eastgate Metropolitan District Nos. 1-6  
Debt Service**

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2026	Series 2036		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance <sup>1</sup> \$5,273,000	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2026	Dated: 12/1/2036							
		Par: \$26,365,000 Proj: \$19,350,000	Par: \$40,445,000 Proj: \$19,350,000 Escr: \$25,175,000							
2024	0			0	0	0	0	n/a	n/a	
2025	0			0	0	0	0	n/a	0%	
2026	523,750	0		0	523,750	2,803,750	0	n/a	0%	
2027	642,319	0		0	642,319	3,446,069	0	n/a	387%	
2028	920,576	0		0	920,576	4,366,645	0	n/a	182%	
2029	1,337,637	0		0	1,337,637	5,273,000	431,281	n/a	105%	
2030	1,910,704	1,318,250		1,318,250	592,454	5,273,000	592,454	145%	73%	
2031	2,454,384	1,318,250		1,318,250	1,136,134	5,273,000	1,136,134	186%	53%	
2032	2,716,787	1,323,250		1,323,250	1,393,537	5,273,000	1,393,537	205%	46%	
2033	3,034,769	1,478,000		1,478,000	1,556,769	5,273,000	1,556,769	205%	42%	
2034	3,274,652	1,595,000		1,595,000	1,679,652	5,273,000	1,679,652	205%	41%	
2035	3,337,798	1,625,750		1,625,750	1,712,048	5,273,000	1,712,048	205%	39%	
2036	3,471,666	1,689,250	0	1,689,250	1,782,416	7,055,000	0	206%	38%	
2037	3,471,666	Refunded	1,518,350	1,518,350	1,953,316	0	1,953,316	229%	59%	
2038	3,612,233		1,579,200	1,579,200	2,033,033	0	2,033,033	229%	58%	
2039	3,612,233		1,577,950	1,577,950	2,034,283	0	2,034,283	229%	55%	
2040	3,759,874		1,646,400	1,646,400	2,113,474	0	2,113,474	228%	55%	
2041	3,759,874		1,642,450	1,642,450	2,117,424	0	2,117,424	229%	52%	
2042	3,914,987		1,713,200	1,713,200	2,201,787	0	2,201,787	229%	51%	
2043	3,914,987		1,711,400	1,711,400	2,203,587	0	2,203,587	229%	48%	
2044	4,077,993		1,784,150	1,784,150	2,293,843	0	2,293,843	229%	47%	
2045	4,077,993		1,784,200	1,784,200	2,293,793	0	2,293,793	229%	45%	
2046	4,249,336		1,858,650	1,858,650	2,390,686	0	2,390,686	229%	44%	
2047	4,249,336		1,860,250	1,860,250	2,389,086	0	2,389,086	228%	41%	
2048	4,429,489		1,936,100	1,936,100	2,493,389	0	2,493,389	229%	40%	
2049	4,429,489		1,938,950	1,938,950	2,490,539	0	2,490,539	228%	37%	
2050	4,618,949		2,020,900	2,020,900	2,598,049	0	2,598,049	229%	36%	
2051	4,618,949		2,019,550	2,019,550	2,599,399	0	2,599,399	229%	33%	
2052	4,618,246		2,107,300	2,107,300	2,710,946	0	2,710,946	229%	32%	
2053	4,618,246		2,106,450	2,106,450	2,711,796	0	2,711,796	229%	29%	
2054	5,027,940		2,199,550	2,199,550	2,828,390	0	2,828,390	229%	28%	
2055	5,027,940		2,198,750	2,198,750	2,829,190	0	2,829,190	229%	25%	
2056	5,248,622		2,296,750	2,296,750	2,951,872	0	2,951,872	229%	24%	
2057	5,248,622		2,295,550	2,295,550	2,953,072	0	2,953,072	229%	21%	
2058	5,480,921		2,398,000	2,398,000	3,082,921	0	3,082,921	229%	20%	
2059	5,480,921		2,395,950	2,395,950	3,084,971	0	3,084,971	229%	17%	
2060	5,725,500		2,502,400	2,502,400	3,223,100	0	3,223,100	229%	15%	
2061	5,725,500		2,504,050	2,504,050	3,221,450	0	3,221,450	229%	13%	
2062	5,983,063		2,618,900	2,618,900	3,364,163	0	3,364,163	228%	11%	
2063	5,983,063		2,618,500	2,618,500	3,364,563	0	3,364,563	228%	9%	
2064	6,254,357		2,736,150	2,736,150	3,518,207	0	3,518,207	229%	7%	
2065	6,254,357		2,733,250	2,733,250	3,521,107	0	3,521,107	229%	6%	
2066	6,544,169		2,863,250	2,863,250	3,680,919	0	3,680,919	229%	0%	
Total	168,043,898	10,347,750	63,166,500	73,514,250	94,529,648	7,055,000	89,754,648			

1. Assumes \$2,280,000 Deposit to Surplus Fund at Closing

**Eastgate Metropolitan District Nos. 1-6  
O&M Revenue**

	Assessed Value				Operations Mill Levy Revenue			Expense	Total
	MD Nos. 1 & 2	MD No. 3	MD Nos. 4 - 6	Total	O&M Mill Levy 10.000 Cap 10.000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2024	0	0	0	0	0.000	0	0	0	0
2025	0	0	0	0	0.000	0	0	0	0
2026	0	0	0	0	10.000	0	0	0	0
2027	1,714,010	0	66,549	1,780,559	10.000	17,806	1,063	(267)	18,602
2028	5,833,947	0	984,072	6,818,019	10.000	68,180	4,070	(1,023)	71,228
2029	10,036,283	0	4,459,496	14,495,779	10.000	144,958	8,654	(2,174)	151,437
2030	14,822,002	0	10,324,686	25,146,688	10.000	251,467	15,013	(3,772)	262,707
2031	19,194,112	0	17,071,983	36,266,095	10.000	362,661	21,651	(5,440)	378,872
2032	24,093,176	1,478,870	23,870,384	49,442,430	10.000	494,424	29,517	(7,416)	516,525
2033	26,141,164	3,924,714	26,968,578	57,034,456	10.000	570,345	34,050	(8,555)	595,839
2034	28,073,514	4,160,197	29,665,685	61,899,395	10.000	618,994	36,954	(9,285)	646,663
2035	28,073,514	4,160,197	30,830,030	63,063,741	10.000	630,637	37,649	(9,460)	658,827
2036	29,757,925	4,409,808	31,446,631	65,614,364	10.000	656,144	39,172	(9,842)	685,473
2037	29,757,925	4,409,808	31,446,631	65,614,364	10.000	656,144	39,172	(9,842)	685,473
2038	31,543,400	4,674,397	32,075,563	68,293,360	10.000	682,934	40,771	(10,244)	713,461
2039	31,543,400	4,674,397	32,075,563	68,293,360	10.000	682,934	40,771	(10,244)	713,461
2040	33,436,004	4,954,861	32,717,075	71,107,940	10.000	711,079	42,451	(10,666)	742,865
2041	33,436,004	4,954,861	32,717,075	71,107,940	10.000	711,079	42,451	(10,666)	742,865
2042	35,442,164	5,252,152	33,371,416	74,065,733	10.000	740,657	44,217	(11,110)	773,765
2043	35,442,164	5,252,152	33,371,416	74,065,733	10.000	740,657	44,217	(11,110)	773,765
2044	37,568,694	5,567,282	34,038,844	77,174,820	10.000	771,748	46,073	(11,576)	806,245
2045	37,568,694	5,567,282	34,038,844	77,174,820	10.000	771,748	46,073	(11,576)	806,245
2046	39,822,816	5,901,318	34,719,621	80,443,756	10.000	804,438	48,025	(12,067)	840,396
2047	39,822,816	5,901,318	34,719,621	80,443,756	10.000	804,438	48,025	(12,067)	840,396
2048	42,212,185	6,255,398	35,414,014	83,881,596	10.000	838,816	50,077	(12,582)	876,311
2049	42,212,185	6,255,398	35,414,014	83,881,596	10.000	838,816	50,077	(12,582)	876,311
2050	44,744,916	6,630,721	36,122,294	87,497,931	10.000	874,979	52,236	(13,125)	914,091
2051	44,744,916	6,630,721	36,122,294	87,497,931	10.000	874,979	52,236	(13,125)	914,091
2052	47,429,611	7,028,565	36,844,740	91,302,915	10.000	913,029	54,508	(13,695)	953,842
2053	47,429,611	7,028,565	36,844,740	91,302,915	10.000	913,029	54,508	(13,695)	953,842
2054	50,275,388	7,450,279	37,581,635	95,307,301	10.000	953,073	56,898	(14,296)	995,675
2055	50,275,388	7,450,279	37,581,635	95,307,301	10.000	953,073	56,898	(14,296)	995,675
2056	53,291,911	7,897,295	38,333,267	99,522,473	10.000	995,225	59,415	(14,928)	1,039,711
2057	53,291,911	7,897,295	38,333,267	99,522,473	10.000	995,225	59,415	(14,928)	1,039,711
2058	56,489,425	8,371,133	39,099,933	103,960,491	10.000	1,039,605	62,064	(15,594)	1,086,075
2059	56,489,425	8,371,133	39,099,933	103,960,491	10.000	1,039,605	62,064	(15,594)	1,086,075
2060	59,878,791	8,873,401	39,881,931	108,634,123	10.000	1,086,341	64,855	(16,295)	1,134,901
2061	59,878,791	8,873,401	39,881,931	108,634,123	10.000	1,086,341	64,855	(16,295)	1,134,901
2062	63,471,518	9,405,805	40,679,570	113,556,894	10.000	1,135,569	67,793	(17,034)	1,186,329
2063	63,471,518	9,405,805	40,679,570	113,556,894	10.000	1,135,569	67,793	(17,034)	1,186,329
2064	67,279,809	9,970,153	41,493,161	118,743,124	10.000	1,187,431	70,890	(17,811)	1,240,509
2065	67,279,809	9,970,153	41,493,161	118,743,124	10.000	1,187,431	70,890	(17,811)	1,240,509
2066	71,316,598	10,568,363	42,323,025	124,207,985	10.000	1,242,080	74,152	(18,631)	1,297,601
<b>Total</b>						<b>31,183,688</b>	<b>1,861,666</b>	<b>(467,755)</b>	<b>32,577,599</b>



Eastgate Metropolitan District Nos. 1 & 2  
Assessed Value

	Vacant and Improved Land		Residential Units Delivered	Residential - Single Family 2024			Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%		Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessment Rate	
2024	0	0	-	0	6.700%	0	0
2025	5,910,380	0	-	0	6.700%	0	0
2026	5,910,380	1,714,010	130	61,491,697	6.700%	0	0
2027	5,910,380	1,714,010	130	124,213,028	6.700%	0	1,714,010
2028	5,910,380	1,714,010	130	185,641,664	6.700%	4,119,937	5,633,947
2029	5,910,380	1,714,010	130	260,897,039	6.700%	6,322,273	10,036,283
2030	3,609,365	1,714,010	130	343,111,343	6.700%	13,107,992	14,822,002
2031	761,873	1,714,010	90	386,868,974	6.700%	17,480,102	19,194,112
2032	(0)	1,104,716	18	419,007,669	6.700%	22,868,460	24,093,176
2033	(0)	220,943	-	419,007,669	6.700%	25,820,221	26,141,164
2034	(0)	(0)	-	444,148,129	6.700%	28,073,514	28,073,514
2035	(0)	(0)	-	444,148,129	6.700%	28,073,514	28,073,514
2036	(0)	(0)	-	470,797,016	6.700%	29,757,925	29,757,925
2037	(0)	(0)	-	470,797,016	6.700%	29,757,925	29,757,925
2038	(0)	(0)	-	493,044,837	6.700%	31,543,400	31,543,400
2039	(0)	(0)	-	493,044,837	6.700%	31,543,400	31,543,400
2040	(0)	(0)	-	528,867,528	6.700%	33,436,004	33,436,004
2041	(0)	(0)	-	528,867,528	6.700%	33,436,004	33,436,004
2042	(0)	(0)	-	560,726,779	6.700%	35,442,164	35,442,164
2043	(0)	(0)	-	560,726,779	6.700%	35,442,164	35,442,164
2044	(0)	(0)	-	594,370,388	6.700%	37,568,694	37,568,694
2045	(0)	(0)	-	594,370,388	6.700%	37,568,694	37,568,694
2046	(0)	(0)	-	630,032,609	6.700%	39,622,816	39,622,816
2047	(0)	(0)	-	630,032,609	6.700%	39,622,816	39,622,816
2048	(0)	(0)	-	667,634,566	6.700%	42,212,185	42,212,185
2049	(0)	(0)	-	667,634,566	6.700%	42,212,185	42,212,185
2050	(0)	(0)	-	707,904,640	6.700%	44,744,916	44,744,916
2051	(0)	(0)	-	707,904,640	6.700%	44,744,916	44,744,916
2052	(0)	(0)	-	750,378,916	6.700%	47,429,611	47,429,611
2053	(0)	(0)	-	750,378,916	6.700%	47,429,611	47,429,611
2054	(0)	(0)	-	795,401,653	6.700%	50,276,389	50,276,389
2055	(0)	(0)	-	795,401,653	6.700%	50,276,389	50,276,389
2056	(0)	(0)	-	843,125,752	6.700%	53,291,911	53,291,911
2057	(0)	(0)	-	843,125,752	6.700%	53,291,911	53,291,911
2058	(0)	(0)	-	893,713,298	6.700%	56,489,425	56,489,425
2059	(0)	(0)	-	893,713,298	6.700%	56,489,425	56,489,425
2060	(0)	(0)	-	947,336,095	6.700%	59,878,791	59,878,791
2061	(0)	(0)	-	947,336,095	6.700%	59,878,791	59,878,791
2062	(0)	(0)	-	1,004,176,261	6.700%	63,471,518	63,471,518
2063	(0)	(0)	-	1,004,176,261	6.700%	63,471,518	63,471,518
2064	(0)	(0)	-	1,064,426,837	6.700%	67,279,809	67,279,809
2065	(0)	(0)	-	1,064,426,837	6.700%	67,279,809	67,279,809
2066	(0)	(0)	-	1,128,292,447	6.700%	71,316,599	71,316,599
Total			768	755,603,621			

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

Eastgate Metropolitan District Nos. 1 & 2

	Total Revenue		District Mill Levy Revenue				Expense	Subtotal
	Assessed Value in Collection Year		Debt Mill Levy	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee 1.50%		
2024	0	0.000	0	0	0	0	0	
2025	0	0.000	0	0	0	0	0	
2026	0	0.000	0	0	0	0	0	
2027	1,714,010	85,272	85,272	85,272	6,118	(1,270)	60,109	
2028	5,633,947	290,230	290,230	290,230	17,414	(4,354)	303,300	
2029	10,038,282	499,305	499,305	499,305	20,958	(7,400)	521,774	
2030	14,822,022	737,395	737,395	737,395	44,244	(11,061)	770,577	
2031	19,184,112	954,907	954,907	954,907	57,294	(14,324)	997,878	
2032	24,093,176	1,198,635	1,198,635	1,198,635	71,918	(17,660)	1,252,574	
2033	26,141,164	1,300,523	1,300,523	1,300,523	78,031	(19,506)	1,359,048	
2034	28,073,514	1,396,657	1,396,657	1,396,657	83,799	(20,960)	1,459,507	
2035	29,073,514	1,396,657	1,396,657	1,396,657	83,799	(20,960)	1,459,507	
2036	29,757,925	1,480,457	1,480,457	1,480,457	88,827	(22,207)	1,547,077	
2037	29,757,925	1,480,457	1,480,457	1,480,457	88,827	(22,207)	1,547,077	
2038	31,543,400	1,569,284	1,569,284	1,569,284	94,167	(23,530)	1,639,002	
2039	31,543,400	1,569,284	1,569,284	1,569,284	94,167	(23,530)	1,639,002	
2040	33,436,004	1,663,441	1,663,441	1,663,441	99,800	(24,962)	1,738,298	
2041	33,436,004	1,663,441	1,663,441	1,663,441	99,800	(24,962)	1,738,298	
2042	35,442,164	1,763,248	1,763,248	1,763,248	105,795	(26,449)	1,842,594	
2043	35,442,164	1,763,248	1,763,248	1,763,248	105,795	(26,449)	1,842,594	
2044	37,569,604	1,869,043	1,869,043	1,869,043	112,143	(28,036)	1,953,149	
2045	37,569,604	1,869,043	1,869,043	1,869,043	112,143	(28,036)	1,953,149	
2046	39,822,916	1,981,185	1,981,185	1,981,185	118,871	(29,716)	2,070,338	
2047	39,822,916	1,981,185	1,981,185	1,981,185	118,871	(29,716)	2,070,338	
2048	42,212,185	2,100,056	2,100,056	2,100,056	126,003	(31,501)	2,194,559	
2049	42,212,185	2,100,056	2,100,056	2,100,056	126,003	(31,501)	2,194,559	
2050	44,744,916	2,228,060	2,228,060	2,228,060	133,564	(33,391)	2,328,232	
2051	44,744,916	2,228,060	2,228,060	2,228,060	133,564	(33,391)	2,328,232	
2052	47,420,611	2,359,623	2,359,623	2,359,623	141,577	(35,394)	2,465,806	
2053	47,420,611	2,359,623	2,359,623	2,359,623	141,577	(35,394)	2,465,806	
2054	50,275,388	2,501,201	2,501,201	2,501,201	150,072	(37,518)	2,613,765	
2055	50,275,388	2,501,201	2,501,201	2,501,201	150,072	(37,518)	2,613,765	
2056	53,291,911	2,651,273	2,651,273	2,651,273	159,076	(39,769)	2,770,580	
2057	53,291,911	2,651,273	2,651,273	2,651,273	159,076	(39,769)	2,770,580	
2058	56,489,425	2,810,349	2,810,349	2,810,349	168,621	(42,155)	2,938,815	
2059	56,489,425	2,810,349	2,810,349	2,810,349	168,621	(42,155)	2,938,815	
2060	59,878,791	2,978,970	2,978,970	2,978,970	178,738	(44,683)	3,113,023	
2061	59,878,791	2,978,970	2,978,970	2,978,970	178,738	(44,683)	3,113,023	
2062	63,471,518	3,157,708	3,157,708	3,157,708	189,462	(47,366)	3,299,805	
2063	63,471,518	3,157,708	3,157,708	3,157,708	189,462	(47,366)	3,299,805	
2064	67,278,809	3,347,171	3,347,171	3,347,171	200,830	(50,208)	3,497,793	
2065	67,278,809	3,347,171	3,347,171	3,347,171	200,830	(50,208)	3,497,793	
2066	71,316,598	3,548,081	3,548,081	3,548,081	212,680	(53,220)	3,797,561	
2068	71,316,598	3,548,081	3,548,081	3,548,081	212,680	(53,220)	3,797,561	
<b>Total</b>			<b>60,325,725</b>	<b>60,325,725</b>	<b>4,819,543</b>	<b>(1,204,898)</b>	<b>83,940,383</b>	

**Eastgate Metropolitan District Nos. 1 & 2  
Revenue**

	Fee Revenue			Fee Revenue			Subtotal
	Units Delivered	Impact Fee per Unit	Fees Collected	Units Delivered	Impact Fee per Unit	Fees Collected	Fee Revenue
	<i>Townhome</i>	\$4,000 Inflated at 0.00%		<i>Duplex</i>	\$4,000 Inflated at 0.00%		
2024	-	0	0	-	0	0	0
2025	-	0	0	-	0	0	0
2026	90	4,000	360,000	40	4,000	160,000	520,000
2027	90	4,000	360,000	40	4,000	160,000	520,000
2028	90	4,000	360,000	40	4,000	160,000	520,000
2029	90	4,000	360,000	40	4,000	160,000	520,000
2030	90	4,000	360,000	40	4,000	160,000	520,000
2031	90	4,000	360,000	40	4,000	160,000	520,000
2032	18	4,000	72,000	-	0	0	360,000
2033	-	0	0	-	0	0	72,000
2034	-	0	0	-	0	0	0
2035	-	0	0	-	0	0	0
2036	-	0	0	-	0	0	0
2037	-	0	0	-	0	0	0
2038	-	0	0	-	0	0	0
2039	-	0	0	-	0	0	0
2040	-	0	0	-	0	0	0
2041	-	0	0	-	0	0	0
2042	-	0	0	-	0	0	0
2043	-	0	0	-	0	0	0
2044	-	0	0	-	0	0	0
2045	-	0	0	-	0	0	0
2046	-	0	0	-	0	0	0
2047	-	0	0	-	0	0	0
2048	-	0	0	-	0	0	0
2049	-	0	0	-	0	0	0
2050	-	0	0	-	0	0	0
2051	-	0	0	-	0	0	0
2052	-	0	0	-	0	0	0
2053	-	0	0	-	0	0	0
2054	-	0	0	-	0	0	0
2055	-	0	0	-	0	0	0
2056	-	0	0	-	0	0	0
2057	-	0	0	-	0	0	0
2058	-	0	0	-	0	0	0
2059	-	0	0	-	0	0	0
2060	-	0	0	-	0	0	0
2061	-	0	0	-	0	0	0
2062	-	0	0	-	0	0	0
2063	-	0	0	-	0	0	0
2064	-	0	0	-	0	0	0
2065	-	0	0	-	0	0	0
2066	-	0	0	-	0	0	0
<b>Total</b>	<b>558</b>		<b>2,232,000</b>	<b>200</b>		<b>800,000</b>	<b>3,032,000</b>

Eastgate Metropolitan District No. 3

	Assessed Value		Residential - Multi Family 2024				Total
	Vacant and Improved Land	Assessed Value in Collection Year 2 Year Lag 20.00%	Residential Units Delivered	Biennial Reassessment 0.00%	Cumulative Statutory Actual Value	Assessment Rate	
2024	0	0	-	-	0	6.700%	0
2025	0	0	-	-	0	6.700%	0
2026	0	0	-	-	0	6.700%	0
2027	0	0	-	-	0	6.700%	0
2028	0	0	-	-	0	6.700%	0
2029	0	0	-	-	0	6.700%	0
2030	5,099,652	0	-	-	0	6.700%	0
2031	0	1,476,870	200	3,514,669	58,577,818	6.700%	0
2032	0	0	-	3,725,549	62,092,488	6.700%	3,924,714
2033	0	0	-	3,949,082	65,816,037	6.700%	4,160,197
2034	0	0	-	4,166,027	69,767,119	6.700%	4,160,197
2035	0	0	-	-	73,953,146	6.700%	4,409,808
2036	0	0	-	4,437,189	76,390,335	6.700%	4,409,808
2037	0	0	-	4,703,420	83,093,755	6.700%	4,674,397
2038	0	0	-	4,985,626	88,079,380	6.700%	4,674,397
2039	0	0	-	5,284,763	93,364,143	6.700%	4,854,861
2040	0	0	-	5,601,849	98,965,992	6.700%	4,854,861
2041	0	0	-	5,937,960	104,903,951	6.700%	5,252,152
2042	0	0	-	6,294,237	111,198,188	6.700%	5,252,152
2043	0	0	-	6,671,891	117,870,080	6.700%	5,567,282
2044	0	0	-	7,072,205	124,942,284	6.700%	5,567,282
2045	0	0	-	7,496,537	132,438,821	6.700%	5,901,318
2046	0	0	-	7,946,329	140,385,151	6.700%	5,901,318
2047	0	0	-	8,423,109	148,808,260	6.700%	6,255,398
2048	0	0	-	8,928,496	157,798,785	6.700%	6,255,398
2049	0	0	-	9,464,205	167,200,981	6.700%	6,630,721
2050	0	0	200	108,623,142	177,870,080	6.700%	6,630,721
2051	0	0	-	-	184,942,284	6.700%	7,028,565
2052	0	0	-	-	192,438,821	6.700%	7,028,565
2053	0	0	-	-	200,385,151	6.700%	7,450,279
2054	0	0	-	-	208,808,260	6.700%	7,450,279
2055	0	0	-	-	217,798,785	6.700%	7,897,295
2056	0	0	-	-	227,200,981	6.700%	7,897,295
2057	0	0	-	-	237,028,565	6.700%	8,371,133
2058	0	0	-	-	247,279,401	6.700%	8,371,133
2059	0	0	-	-	257,940,805	6.700%	8,873,401
2060	0	0	-	-	269,028,565	6.700%	8,873,401
2061	0	0	-	-	280,540,805	6.700%	9,405,805
2062	0	0	-	-	292,487,295	6.700%	9,405,805
2063	0	0	-	-	304,870,080	6.700%	9,970,153
2064	0	0	-	-	317,798,785	6.700%	9,970,153
2065	0	0	-	-	331,167,200,981	6.700%	10,568,363
2066	0	0	-	-	345,028,565	6.700%	10,568,363
Total			200	108,623,142	177,870,080	6.700%	10,568,363

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

**Eastgate Metropolitan District No. 3  
Revenue**

	Total	District Mill Levy Revenue			Exponso	Subtotal	Fee Revenue			Subtotal
	Assessed Value in Collection Year	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 0.00%	County Treasurer Fee 1.50%	District Mill Levy Revenue	Units Delivered MF	Facility Fee per Unit \$0.75 Inflated at 0.00%	Fees Collected	Fee Revenue
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	50,000	0	0	0	0	-	0	0	0
2028	0	50,000	0	0	0	0	-	0	0	0
2029	0	50,000	0	0	0	0	-	0	0	0
2030	0	50,000	0	0	0	0	-	0	0	0
2031	0	50,000	0	0	0	0	184,000	1	138,000	138,000
2032	1,478,870	50,000	73,574	4,414	(1,104)	78,885	-	0	0	0
2033	3,924,714	50,000	185,255	11,715	(2,929)	204,041	-	0	0	0
2034	4,160,197	50,000	206,970	12,418	(3,105)	216,283	-	0	0	0
2035	4,160,197	50,000	206,970	12,418	(3,105)	216,283	-	0	0	0
2036	4,409,808	50,000	219,388	13,163	(3,291)	229,260	-	0	0	0
2037	4,409,808	50,000	219,388	13,163	(3,291)	229,260	-	0	0	0
2038	4,674,397	50,000	232,651	13,953	(3,468)	243,016	-	0	0	0
2039	4,674,397	50,000	232,651	13,953	(3,468)	243,016	-	0	0	0
2040	4,954,881	50,000	246,504	14,790	(3,696)	257,697	-	0	0	0
2041	4,954,881	50,000	246,504	14,790	(3,696)	257,697	-	0	0	0
2042	5,252,152	50,000	261,295	15,678	(3,919)	273,053	-	0	0	0
2043	5,252,152	50,000	261,295	15,678	(3,919)	273,053	-	0	0	0
2044	5,567,282	50,000	278,972	16,618	(4,155)	289,438	-	0	0	0
2045	5,567,282	50,000	278,972	16,618	(4,155)	289,438	-	0	0	0
2046	5,901,318	50,000	293,591	17,615	(4,404)	306,802	-	0	0	0
2047	5,901,318	50,000	293,591	17,615	(4,404)	306,802	-	0	0	0
2048	6,255,399	50,000	311,206	18,672	(4,668)	325,210	-	0	0	0
2049	6,255,399	50,000	311,206	18,672	(4,668)	325,210	-	0	0	0
2050	6,630,721	50,000	329,878	19,793	(4,948)	344,723	-	0	0	0
2051	6,630,721	50,000	329,878	19,793	(4,948)	344,723	-	0	0	0
2052	7,028,565	50,000	349,671	20,980	(5,245)	365,406	-	0	0	0
2053	7,028,565	50,000	349,671	20,980	(5,245)	365,406	-	0	0	0
2054	7,450,279	50,000	370,651	22,239	(5,560)	387,331	-	0	0	0
2055	7,450,279	50,000	370,651	22,239	(5,560)	387,331	-	0	0	0
2056	7,897,295	50,000	392,890	23,573	(5,893)	410,571	-	0	0	0
2057	7,897,295	50,000	392,890	23,573	(5,893)	410,571	-	0	0	0
2058	8,371,133	50,000	418,464	24,988	(6,247)	435,205	-	0	0	0
2059	8,371,133	50,000	418,464	24,988	(6,247)	435,205	-	0	0	0
2060	8,873,401	50,000	441,452	26,487	(6,622)	461,317	-	0	0	0
2061	8,873,401	50,000	441,452	26,487	(6,622)	461,317	-	0	0	0
2062	9,405,805	50,000	467,939	28,076	(7,019)	488,998	-	0	0	0
2063	9,405,805	50,000	467,939	28,076	(7,019)	488,998	-	0	0	0
2064	9,970,153	50,000	498,015	29,761	(7,440)	518,338	-	0	0	0
2065	9,970,153	50,000	498,015	29,761	(7,440)	518,338	-	0	0	0
2066	10,568,383	50,000	525,776	31,547	(7,887)	549,438	-	0	0	0
<b>Total</b>			<b>11,421,480</b>	<b>685,289</b>	<b>(171,322)</b>	<b>11,835,448</b>	<b>184,000</b>		<b>138,000</b>	<b>138,000</b>

**Eastgate Metropolitan District Nos. 4 - 6  
Assessed Value**

	Vacant and Improved Land <sup>1</sup>		Commercial				Total	
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Commercial SF Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2024	0	0	-	-	0	27.900%	0	0
2025	229,480	0	-	-	0	27.900%	0	0
2026	1,098,404	0	5,000	-	2,387,508	27.900%	0	0
2027	1,888,834	66,649	45,000	-	14,022,631	27.900%	0	66,649
2028	2,192,807	317,957	65,000	280,453	34,726,782	27.900%	668,115	984,072
2029	2,167,309	547,182	80,000	-	58,937,146	27.900%	3,912,314	4,459,498
2030	994,413	635,914	90,000	1,178,743	84,523,313	27.900%	9,688,772	10,324,688
2031	688,439	628,520	65,000	-	95,945,988	27.900%	16,443,464	17,071,983
2032	382,466	288,380	40,000	1,918,920	105,931,073	27.900%	23,582,004	23,870,384
2033	0	199,647	25,000	-	110,501,900	27.900%	26,768,931	26,968,578
2034	0	110,915	-	2,210,038	112,711,938	27.900%	29,554,769	29,665,685
2035	0	0	-	-	112,711,938	27.900%	30,830,030	30,830,030
2036	0	0	-	2,254,239	114,966,177	27.900%	31,448,631	31,448,631
2037	0	0	-	-	114,966,177	27.900%	31,448,631	31,448,631
2038	0	0	-	2,289,324	117,265,500	27.900%	32,075,563	32,075,563
2039	0	0	-	-	117,265,500	27.900%	32,075,563	32,075,563
2040	0	0	-	2,345,310	118,610,810	27.900%	32,717,075	32,717,075
2041	0	0	-	-	118,610,810	27.900%	32,717,075	32,717,075
2042	0	0	-	2,392,216	122,003,027	27.900%	33,371,416	33,371,416
2043	0	0	-	-	122,003,027	27.900%	33,371,416	33,371,416
2044	0	0	-	2,440,061	124,443,087	27.900%	34,038,844	34,038,844
2045	0	0	-	-	124,443,087	27.900%	34,038,844	34,038,844
2046	0	0	-	2,488,882	126,931,949	27.900%	34,719,621	34,719,621
2047	0	0	-	-	126,931,949	27.900%	34,719,621	34,719,621
2048	0	0	-	2,538,639	129,470,588	27.900%	35,414,014	35,414,014
2049	0	0	-	-	129,470,588	27.900%	35,414,014	35,414,014
2050	0	0	-	2,589,412	132,060,000	27.900%	36,122,294	36,122,294
2051	0	0	-	-	132,060,000	27.900%	36,122,294	36,122,294
2052	0	0	-	2,641,200	134,701,200	27.900%	36,844,740	36,844,740
2053	0	0	-	-	134,701,200	27.900%	36,844,740	36,844,740
2054	0	0	-	2,694,024	137,395,224	27.900%	37,581,635	37,581,635
2055	0	0	-	-	137,395,224	27.900%	37,581,635	37,581,635
2056	0	0	-	2,747,904	140,143,128	27.900%	38,333,267	38,333,267
2057	0	0	-	-	140,143,128	27.900%	38,333,267	38,333,267
2058	0	0	-	2,802,863	142,945,991	27.900%	39,099,833	39,099,833
2059	0	0	-	-	142,945,991	27.900%	39,099,833	39,099,833
2060	0	0	-	2,858,920	145,804,910	27.900%	39,881,931	39,881,931
2061	0	0	-	-	145,804,910	27.900%	39,881,931	39,881,931
2062	0	0	-	2,918,098	148,721,009	27.900%	40,679,570	40,679,570
2063	0	0	-	-	148,721,009	27.900%	40,679,570	40,679,570
2064	0	0	-	2,974,420	151,695,429	27.900%	41,493,181	41,493,181
2065	0	0	-	-	151,695,429	27.900%	41,493,181	41,493,181
2066	0	0	-	3,033,909	154,729,337	27.900%	42,323,025	42,323,025
<b>Total</b>			<b>405,000</b>	<b>47,605,553</b>				

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

Eastgate Metropolitan District Nos. 4 - 6

	Total Revenue		District Mill Levy Revenue			Expense County Treasurer Fee 1.50%	Subtotal Revenue Available for Debt Service	Fee Revenue			Subtotal Revenue Available for Debt Service
	Assessed Value in Collection Year		Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%			Units Delivered Commercial	Impact Fee per Unit \$0.75 Inflated at 0.00%	Fees Collected	
2024	0	0	0.000	0	0	0	0	0	0	0	0
2025	0	0	0.000	0	0	0	0	0	0	0	0
2026	0	0	0.000	0	0	0	0	0	0	0	0
2027	66,549	66,549	50,000	3,311	199	(50)	3,460	5,000	1	3,750	3,750
2028	984,072	984,072	51,334	50,264	3,016	(754)	52,526	45,000	1	33,750	33,750
2029	4,459,496	4,459,496	51,729	229,534	13,772	(3,443)	239,863	65,000	1	48,750	48,750
2030	10,324,686	10,324,686	51,850	532,657	31,959	(7,990)	556,627	80,000	1	60,000	60,000
2031	17,071,983	17,071,983	51,898	881,585	52,895	(13,224)	921,256	90,000	1	67,500	67,500
2032	23,870,384	23,870,384	51,948	1,233,807	74,028	(18,507)	1,289,328	55,000	1	41,250	41,250
2033	26,968,578	26,968,578	51,957	1,394,193	83,652	(20,913)	1,456,932	40,000	1	30,000	30,000
2034	29,665,685	29,665,685	51,964	1,533,839	92,030	(23,009)	1,602,861	25,000	1	18,750	18,750
2035	30,830,030	30,830,030	51,971	1,594,266	95,656	(23,914)	1,666,008	-	0	0	0
2036	31,446,631	31,446,631	51,971	1,626,151	97,569	(24,392)	1,699,328	-	0	0	0
2037	31,446,631	31,446,631	51,971	1,626,151	97,569	(24,392)	1,699,328	-	0	0	0
2038	32,075,563	32,075,563	51,971	1,658,675	99,520	(24,880)	1,733,315	-	0	0	0
2039	32,075,563	32,075,563	51,971	1,658,675	99,520	(24,880)	1,733,315	-	0	0	0
2040	32,717,075	32,717,075	51,971	1,691,848	101,511	(25,378)	1,767,981	-	0	0	0
2041	32,717,075	32,717,075	51,971	1,691,848	101,511	(25,378)	1,767,981	-	0	0	0
2042	33,371,416	33,371,416	51,971	1,725,685	103,541	(25,885)	1,800,341	-	0	0	0
2043	33,371,416	33,371,416	51,971	1,725,685	103,541	(25,885)	1,800,341	-	0	0	0
2044	34,038,844	34,038,844	51,971	1,760,199	105,612	(26,403)	1,839,408	-	0	0	0
2045	34,038,844	34,038,844	51,971	1,760,199	105,612	(26,403)	1,839,408	-	0	0	0
2046	34,719,621	34,719,621	51,971	1,795,403	107,724	(26,931)	1,876,196	-	0	0	0
2047	34,719,621	34,719,621	51,971	1,795,403	107,724	(26,931)	1,876,196	-	0	0	0
2048	35,414,014	35,414,014	51,971	1,831,311	109,879	(27,470)	1,913,720	-	0	0	0
2049	35,414,014	35,414,014	51,971	1,831,311	109,879	(27,470)	1,913,720	-	0	0	0
2050	36,122,294	36,122,294	51,971	1,867,937	112,076	(28,019)	1,951,994	-	0	0	0
2051	36,122,294	36,122,294	51,971	1,867,937	112,076	(28,019)	1,951,994	-	0	0	0
2052	36,844,740	36,844,740	51,971	1,905,296	114,318	(28,579)	1,991,034	-	0	0	0
2053	36,844,740	36,844,740	51,971	1,905,296	114,318	(28,579)	1,991,034	-	0	0	0
2054	37,581,635	37,581,635	51,971	1,943,402	116,604	(29,151)	2,030,855	-	0	0	0
2055	37,581,635	37,581,635	51,971	1,943,402	116,604	(29,151)	2,030,855	-	0	0	0
2056	38,333,267	38,333,267	51,971	1,982,270	118,936	(29,734)	2,071,472	-	0	0	0
2057	38,333,267	38,333,267	51,971	1,982,270	118,936	(29,734)	2,071,472	-	0	0	0
2058	39,099,933	39,099,933	51,971	2,021,915	121,315	(30,329)	2,112,901	-	0	0	0
2059	39,099,933	39,099,933	51,971	2,021,915	121,315	(30,329)	2,112,901	-	0	0	0
2060	39,881,931	39,881,931	51,971	2,062,353	123,741	(30,935)	2,155,159	-	0	0	0
2061	39,881,931	39,881,931	51,971	2,062,353	123,741	(30,935)	2,155,159	-	0	0	0
2062	40,679,570	40,679,570	51,971	2,103,600	126,216	(31,554)	2,198,262	-	0	0	0
2063	40,679,570	40,679,570	51,971	2,103,600	126,216	(31,554)	2,198,262	-	0	0	0
2064	41,493,161	41,493,161	51,971	2,145,672	128,740	(32,185)	2,242,228	-	0	0	0
2065	41,493,161	41,493,161	51,971	2,145,672	128,740	(32,185)	2,242,228	-	0	0	0
2066	42,323,025	42,323,025	51,971	2,188,596	131,315	(32,829)	2,287,072	-	0	0	0
Total				65,885,473	3,953,128	(988,282)	68,850,319	405,000		303,750	303,750

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**SOURCES AND USES OF FUNDS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

Dated Date 12/01/2026  
Delivery Date 12/01/2026

*Sources:*

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Bond Proceeds:	
Par Amount	26,365,000.00
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	26,365,000.00

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*Uses:*

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Project Fund Deposits:	
Project Fund	19,350,000.00
Other Fund Deposits:	
Capitalized Interest Fund	3,954,750.00
Surplus Deposit	<hr/>
	2,280,000.00
	6,234,750.00
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	527,300.00
Other Uses of Funds:	
Additional Proceeds	2,950.00
	<hr/>
	26,365,000.00

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**BOND SUMMARY STATISTICS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

Dated Date	12/01/2026
Delivery Date	12/01/2026
Last Maturity	12/01/2056
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.154709%
Net Interest Cost (NIC)	5.088736%
All-In TIC	5.229663%
Average Coupon	5.000000%
Average Life (years)	22.539
Duration of Issue (years)	13.335
Par Amount	26,365,000.00
Bond Proceeds	26,365,000.00
Total Interest	29,711,750.00
Net Interest	30,239,050.00
Total Debt Service	56,076,750.00
Maximum Annual Debt Service	2,556,750.00
Average Annual Debt Service	1,869,225.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2056	26,365,000.00	100.000	5.000%	22.539
	26,365,000.00			22.539

	<u>TIC</u>	<u>All-In TIC</u>	<u>Arbitrage Yield</u>
Par Value	26,365,000.00	26,365,000.00	26,365,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(527,300.00)	(527,300.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	25,837,700.00	25,587,700.00	26,365,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.154709%	5.229663%	5.000000%

**BOND PRICING**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2056:					
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032	5,000	5.000%	5.000%	100.000
	12/01/2033	160,000	5.000%	5.000%	100.000
	12/01/2034	285,000	5.000%	5.000%	100.000
	12/01/2035	330,000	5.000%	5.000%	100.000
	12/01/2036	410,000	5.000%	5.000%	100.000
	12/01/2037	435,000	5.000%	5.000%	100.000
	12/01/2038	525,000	5.000%	5.000%	100.000
	12/01/2039	550,000	5.000%	5.000%	100.000
	12/01/2040	650,000	5.000%	5.000%	100.000
	12/01/2041	680,000	5.000%	5.000%	100.000
	12/01/2042	790,000	5.000%	5.000%	100.000
	12/01/2043	830,000	5.000%	5.000%	100.000
	12/01/2044	950,000	5.000%	5.000%	100.000
	12/01/2045	1,000,000	5.000%	5.000%	100.000
	12/01/2046	1,130,000	5.000%	5.000%	100.000
	12/01/2047	1,190,000	5.000%	5.000%	100.000
	12/01/2048	1,335,000	5.000%	5.000%	100.000
	12/01/2049	1,405,000	5.000%	5.000%	100.000
	12/01/2050	1,565,000	5.000%	5.000%	100.000
	12/01/2051	1,645,000	5.000%	5.000%	100.000
	12/01/2052	1,820,000	5.000%	5.000%	100.000
	12/01/2053	1,915,000	5.000%	5.000%	100.000
	12/01/2054	2,110,000	5.000%	5.000%	100.000
	12/01/2055	2,215,000	5.000%	5.000%	100.000
	12/01/2056	2,435,000	5.000%	5.000%	100.000
		26,365,000			

Dated Date	12/01/2026	
Delivery Date	12/01/2026	
First Coupon	06/01/2027	
Par Amount	26,365,000.00	
Original Issue Discount		
Production	26,365,000.00	100.000000%
Underwriter's Discount	(527,300.00)	(2.000000%)
Purchase Price	25,837,700.00	98.000000%
Accrued Interest		
Net Proceeds	25,837,700.00	

**NET DEBT SERVICE**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2027			1,318,250	1,318,250	1,318,250	
12/01/2028			1,318,250	1,318,250	1,318,250	
12/01/2029			1,318,250	1,318,250	1,318,250	
12/01/2030			1,318,250	1,318,250		1,318,250
12/01/2031			1,318,250	1,318,250		1,318,250
12/01/2032	5,000	5.000%	1,318,250	1,323,250		1,323,250
12/01/2033	160,000	5.000%	1,318,000	1,478,000		1,478,000
12/01/2034	285,000	5.000%	1,310,000	1,595,000		1,595,000
12/01/2035	330,000	5.000%	1,295,750	1,625,750		1,625,750
12/01/2036	410,000	5.000%	1,279,250	1,689,250		1,689,250
12/01/2037	435,000	5.000%	1,258,750	1,693,750		1,693,750
12/01/2038	525,000	5.000%	1,237,000	1,762,000		1,762,000
12/01/2039	550,000	5.000%	1,210,750	1,760,750		1,760,750
12/01/2040	650,000	5.000%	1,183,250	1,833,250		1,833,250
12/01/2041	680,000	5.000%	1,150,750	1,830,750		1,830,750
12/01/2042	790,000	5.000%	1,116,750	1,906,750		1,906,750
12/01/2043	830,000	5.000%	1,077,250	1,907,250		1,907,250
12/01/2044	950,000	5.000%	1,035,750	1,985,750		1,985,750
12/01/2045	1,000,000	5.000%	988,250	1,988,250		1,988,250
12/01/2046	1,130,000	5.000%	938,250	2,068,250		2,068,250
12/01/2047	1,190,000	5.000%	881,750	2,071,750		2,071,750
12/01/2048	1,335,000	5.000%	822,250	2,157,250		2,157,250
12/01/2049	1,405,000	5.000%	755,500	2,160,500		2,160,500
12/01/2050	1,565,000	5.000%	685,250	2,250,250		2,250,250
12/01/2051	1,645,000	5.000%	607,000	2,252,000		2,252,000
12/01/2052	1,820,000	5.000%	524,750	2,344,750		2,344,750
12/01/2053	1,915,000	5.000%	433,750	2,348,750		2,348,750
12/01/2054	2,110,000	5.000%	338,000	2,448,000		2,448,000
12/01/2055	2,215,000	5.000%	232,500	2,447,500		2,447,500
12/01/2056	2,435,000	5.000%	121,750	2,556,750		2,556,750
	26,365,000		29,711,750	56,076,750	3,954,750	52,122,000

**BOND DEBT SERVICE**  
**EASTGATE METROPOLITAN DISTRICT NOS. 1-6**  
**Arapahoe County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2027			659,125	659,125	
12/01/2027			659,125	659,125	1,318,250
06/01/2028			659,125	659,125	
12/01/2028			659,125	659,125	1,318,250
06/01/2029			659,125	659,125	
12/01/2029			659,125	659,125	1,318,250
06/01/2030			659,125	659,125	
12/01/2030			659,125	659,125	1,318,250
06/01/2031			659,125	659,125	
12/01/2031			659,125	659,125	1,318,250
06/01/2032			659,125	659,125	
12/01/2032	5,000	5.000%	659,125	664,125	1,323,250
06/01/2033			659,000	659,000	
12/01/2033	160,000	5.000%	659,000	819,000	1,478,000
06/01/2034			655,000	655,000	
12/01/2034	285,000	5.000%	655,000	940,000	1,595,000
06/01/2035			647,875	647,875	
12/01/2035	330,000	5.000%	647,875	977,875	1,625,750
06/01/2036			639,625	639,625	
12/01/2036	410,000	5.000%	639,625	1,049,625	1,689,250
06/01/2037			629,375	629,375	
12/01/2037	435,000	5.000%	629,375	1,064,375	1,693,750
06/01/2038			618,500	618,500	
12/01/2038	525,000	5.000%	618,500	1,143,500	1,762,000
06/01/2039			605,375	605,375	
12/01/2039	550,000	5.000%	605,375	1,155,375	1,760,750
06/01/2040			591,625	591,625	
12/01/2040	650,000	5.000%	591,625	1,241,625	1,833,250
06/01/2041			575,375	575,375	
12/01/2041	680,000	5.000%	575,375	1,255,375	1,830,750
06/01/2042			558,375	558,375	
12/01/2042	790,000	5.000%	558,375	1,348,375	1,906,750
06/01/2043			538,625	538,625	
12/01/2043	830,000	5.000%	538,625	1,368,625	1,907,250
06/01/2044			517,875	517,875	
12/01/2044	950,000	5.000%	517,875	1,467,875	1,985,750
06/01/2045			494,125	494,125	
12/01/2045	1,000,000	5.000%	494,125	1,494,125	1,988,250
06/01/2046			469,125	469,125	
12/01/2046	1,130,000	5.000%	469,125	1,599,125	2,068,250
06/01/2047			440,875	440,875	
12/01/2047	1,190,000	5.000%	440,875	1,630,875	2,071,750
06/01/2048			411,125	411,125	
12/01/2048	1,335,000	5.000%	411,125	1,746,125	2,157,250
06/01/2049			377,750	377,750	
12/01/2049	1,405,000	5.000%	377,750	1,782,750	2,160,500
06/01/2050			342,625	342,625	
12/01/2050	1,565,000	5.000%	342,625	1,907,625	2,250,250
06/01/2051			303,500	303,500	
12/01/2051	1,645,000	5.000%	303,500	1,948,500	2,252,000
06/01/2052			262,375	262,375	
12/01/2052	1,820,000	5.000%	262,375	2,082,375	2,344,750
06/01/2053			216,875	216,875	
12/01/2053	1,915,000	5.000%	216,875	2,131,875	2,348,750
06/01/2054			169,000	169,000	
12/01/2054	2,110,000	5.000%	169,000	2,279,000	2,448,000
06/01/2055			116,250	116,250	
12/01/2055	2,215,000	5.000%	116,250	2,331,250	2,447,500
06/01/2056			60,875	60,875	
12/01/2056	2,435,000	5.000%	60,875	2,495,875	2,556,750
	26,365,000		29,711,750	56,076,750	56,076,750

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**CALL PROVISIONS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6**  
**Arapahoe County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2031	103.00
12/01/2032	102.00
12/01/2033	101.00
12/01/2034	100.00

**BOND SOLUTION**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2027		1,318,250	(1,318,250)		642,319	642,319	
12/01/2028		1,318,250	(1,318,250)		920,576	920,576	
12/01/2029		1,318,250	(1,318,250)		1,337,637	1,337,637	
12/01/2030		1,318,250		1,318,250	1,910,704	592,454	144.94%
12/01/2031		1,318,250		1,318,250	2,454,384	1,136,134	186.18%
12/01/2032	5,000	1,323,250		1,323,250	2,716,787	1,393,537	205.31%
12/01/2033	160,000	1,478,000		1,478,000	3,034,789	1,556,789	205.33%
12/01/2034	285,000	1,595,000		1,595,000	3,274,652	1,679,652	205.31%
12/01/2035	330,000	1,625,750		1,625,750	3,337,798	1,712,048	205.31%
12/01/2036	410,000	1,689,250		1,689,250	3,471,666	1,782,416	205.52%
12/01/2037	435,000	1,693,750		1,693,750	3,471,666	1,777,916	204.97%
12/01/2038	525,000	1,762,000		1,762,000	3,612,233	1,850,233	205.01%
12/01/2039	550,000	1,760,750		1,760,750	3,612,233	1,851,483	205.15%
12/01/2040	650,000	1,833,250		1,833,250	3,759,874	1,926,624	205.09%
12/01/2041	680,000	1,830,750		1,830,750	3,759,874	1,929,124	205.37%
12/01/2042	790,000	1,906,750		1,906,750	3,914,987	2,008,237	205.32%
12/01/2043	830,000	1,907,250		1,907,250	3,914,987	2,007,737	205.27%
12/01/2044	950,000	1,985,750		1,985,750	4,077,993	2,092,243	205.36%
12/01/2045	1,000,000	1,988,250		1,988,250	4,077,993	2,089,743	205.10%
12/01/2046	1,130,000	2,068,250		2,068,250	4,249,336	2,181,086	205.46%
12/01/2047	1,190,000	2,071,750		2,071,750	4,249,336	2,177,586	205.11%
12/01/2048	1,335,000	2,157,250		2,157,250	4,429,489	2,272,239	205.33%
12/01/2049	1,405,000	2,160,500		2,160,500	4,429,489	2,268,989	205.02%
12/01/2050	1,565,000	2,250,250		2,250,250	4,618,949	2,368,699	205.26%
12/01/2051	1,645,000	2,252,000		2,252,000	4,618,949	2,366,949	205.10%
12/01/2052	1,820,000	2,344,750		2,344,750	4,818,246	2,473,496	205.49%
12/01/2053	1,915,000	2,348,750		2,348,750	4,818,246	2,469,496	205.14%
12/01/2054	2,110,000	2,448,000		2,448,000	5,027,940	2,579,940	205.39%
12/01/2055	2,215,000	2,447,500		2,447,500	5,027,940	2,580,440	205.43%
12/01/2056	2,435,000	2,556,750		2,556,750	5,248,622	2,691,872	205.28%
	26,365,000	56,076,750	(3,954,750)	52,122,000	108,839,676	56,717,676	

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**SOURCES AND USES OF FUNDS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

Dated Date 12/01/2036  
Delivery Date 12/01/2036

*Sources:*

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Bond Proceeds:	
Par Amount	40,445,000.00
Other Sources of Funds:	
Series 2026 Surplus Fund	7,055,000.00
	<hr/>
	47,500,000.00

*Uses:*

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Project Fund Deposits:	
Project Fund	19,350,000.00
Refunding Escrow Deposits:	
Cash Deposit	25,175,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	2,570,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	202,225.00
Other Uses of Funds:	
Additional Proceeds	2,775.00
	<hr/>
	47,500,000.00

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## BOND SUMMARY STATISTICS

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

Dated Date	12/01/2036
Delivery Date	12/01/2036
Last Maturity	12/01/2066
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.033673%
Net Interest Cost (NIC)	3.023987%
All-In TIC	3.067206%
Average Coupon	3.000000%
Average Life (years)	20.844
Duration of Issue (years)	15.097
Par Amount	40,445,000.00
Bond Proceeds	40,445,000.00
Total Interest	25,291,500.00
Net Interest	25,493,725.00
Total Debt Service	65,736,500.00
Maximum Annual Debt Service	5,433,250.00
Average Annual Debt Service	2,191,216.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2066	40,445,000.00	100.000	3.000%	20.844
	40,445,000.00			20.844

	TIC	All-In TIC	Arbitrage Yield
Par Value	40,445,000.00	40,445,000.00	40,445,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(202,225.00)	(202,225.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	40,242,775.00	40,042,775.00	40,445,000.00
Target Date	12/01/2036	12/01/2036	12/01/2036
Yield	3.033673%	3.067206%	3.000000%



**BOND PRICING**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2066:					
	12/01/2037	305,000	3.000%	3.000%	100.000
	12/01/2038	375,000	3.000%	3.000%	100.000
	12/01/2039	385,000	3.000%	3.000%	100.000
	12/01/2040	465,000	3.000%	3.000%	100.000
	12/01/2041	475,000	3.000%	3.000%	100.000
	12/01/2042	560,000	3.000%	3.000%	100.000
	12/01/2043	575,000	3.000%	3.000%	100.000
	12/01/2044	665,000	3.000%	3.000%	100.000
	12/01/2045	685,000	3.000%	3.000%	100.000
	12/01/2046	780,000	3.000%	3.000%	100.000
	12/01/2047	805,000	3.000%	3.000%	100.000
	12/01/2048	905,000	3.000%	3.000%	100.000
	12/01/2049	935,000	3.000%	3.000%	100.000
	12/01/2050	1,045,000	3.000%	3.000%	100.000
	12/01/2051	1,075,000	3.000%	3.000%	100.000
	12/01/2052	1,195,000	3.000%	3.000%	100.000
	12/01/2053	1,230,000	3.000%	3.000%	100.000
	12/01/2054	1,360,000	3.000%	3.000%	100.000
	12/01/2055	1,400,000	3.000%	3.000%	100.000
	12/01/2056	1,540,000	3.000%	3.000%	100.000
	12/01/2057	1,585,000	3.000%	3.000%	100.000
	12/01/2058	1,735,000	3.000%	3.000%	100.000
	12/01/2059	1,785,000	3.000%	3.000%	100.000
	12/01/2060	1,945,000	3.000%	3.000%	100.000
	12/01/2061	2,005,000	3.000%	3.000%	100.000
	12/01/2062	2,180,000	3.000%	3.000%	100.000
	12/01/2063	2,245,000	3.000%	3.000%	100.000
	12/01/2064	2,430,000	3.000%	3.000%	100.000
	12/01/2065	2,500,000	3.000%	3.000%	100.000
	12/01/2066	5,275,000	3.000%	3.000%	100.000
		40,445,000			

Dated Date	12/01/2036	
Delivery Date	12/01/2036	
First Coupon	06/01/2037	
Par Amount	40,445,000.00	
Original Issue Discount		
Production	40,445,000.00	100.000000%
Underwriter's Discount	(202,225.00)	(0.500000%)
Purchase Price	40,242,775.00	99.500000%
Accrued Interest		
Net Proceeds	40,242,775.00	

**NET DEBT SERVICE**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2037	305,000	3.000%	1,213,350	1,518,350		1,518,350
12/01/2038	375,000	3.000%	1,204,200	1,579,200		1,579,200
12/01/2039	385,000	3.000%	1,192,950	1,577,950		1,577,950
12/01/2040	465,000	3.000%	1,181,400	1,646,400		1,646,400
12/01/2041	475,000	3.000%	1,167,450	1,642,450		1,642,450
12/01/2042	560,000	3.000%	1,153,200	1,713,200		1,713,200
12/01/2043	575,000	3.000%	1,136,400	1,711,400		1,711,400
12/01/2044	665,000	3.000%	1,119,150	1,784,150		1,784,150
12/01/2045	685,000	3.000%	1,099,200	1,784,200		1,784,200
12/01/2046	780,000	3.000%	1,078,650	1,858,650		1,858,650
12/01/2047	805,000	3.000%	1,055,250	1,860,250		1,860,250
12/01/2048	905,000	3.000%	1,031,100	1,936,100		1,936,100
12/01/2049	935,000	3.000%	1,003,950	1,938,950		1,938,950
12/01/2050	1,045,000	3.000%	975,900	2,020,900		2,020,900
12/01/2051	1,075,000	3.000%	944,550	2,019,550		2,019,550
12/01/2052	1,195,000	3.000%	912,300	2,107,300		2,107,300
12/01/2053	1,230,000	3.000%	876,450	2,106,450		2,106,450
12/01/2054	1,360,000	3.000%	839,550	2,199,550		2,199,550
12/01/2055	1,400,000	3.000%	798,750	2,198,750		2,198,750
12/01/2056	1,540,000	3.000%	756,750	2,296,750		2,296,750
12/01/2057	1,585,000	3.000%	710,550	2,295,550		2,295,550
12/01/2058	1,735,000	3.000%	663,000	2,398,000		2,398,000
12/01/2059	1,785,000	3.000%	610,950	2,395,950		2,395,950
12/01/2060	1,945,000	3.000%	557,400	2,502,400		2,502,400
12/01/2061	2,005,000	3.000%	499,050	2,504,050		2,504,050
12/01/2062	2,180,000	3.000%	438,900	2,618,900		2,618,900
12/01/2063	2,245,000	3.000%	373,500	2,618,500		2,618,500
12/01/2064	2,430,000	3.000%	306,150	2,736,150		2,736,150
12/01/2065	2,500,000	3.000%	233,250	2,733,250		2,733,250
12/01/2066	5,275,000	3.000%	158,250	5,433,250	2,570,000	2,863,250
	40,445,000		25,291,500	65,736,500	2,570,000	63,166,500

**BOND DEBT SERVICE**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2037			606,675	606,675	
12/01/2037			606,675	911,675	1,518,350
06/01/2038			602,100	602,100	
12/01/2038	375,000	3.000%	602,100	977,100	1,579,200
06/01/2039			596,475	596,475	
12/01/2039	385,000	3.000%	596,475	981,475	1,577,950
06/01/2040			590,700	590,700	
12/01/2040	465,000	3.000%	590,700	1,055,700	1,646,400
06/01/2041			583,725	583,725	
12/01/2041	475,000	3.000%	583,725	1,058,725	1,642,450
06/01/2042			576,600	576,600	
12/01/2042	560,000	3.000%	576,600	1,136,600	1,713,200
06/01/2043			568,200	568,200	
12/01/2043	575,000	3.000%	568,200	1,143,200	1,711,400
06/01/2044			559,575	559,575	
12/01/2044	665,000	3.000%	559,575	1,224,575	1,784,150
06/01/2045			549,600	549,600	
12/01/2045	685,000	3.000%	549,600	1,234,600	1,784,200
06/01/2046			539,325	539,325	
12/01/2046	780,000	3.000%	539,325	1,319,325	1,858,650
06/01/2047			527,625	527,625	
12/01/2047	805,000	3.000%	527,625	1,332,625	1,860,250
06/01/2048			515,550	515,550	
12/01/2048	905,000	3.000%	515,550	1,420,550	1,936,100
06/01/2049			501,975	501,975	
12/01/2049	935,000	3.000%	501,975	1,436,975	1,938,950
06/01/2050			487,950	487,950	
12/01/2050	1,045,000	3.000%	487,950	1,532,950	2,020,900
06/01/2051			472,275	472,275	
12/01/2051	1,075,000	3.000%	472,275	1,547,275	2,019,550
06/01/2052			456,150	456,150	
12/01/2052	1,195,000	3.000%	456,150	1,651,150	2,107,300
06/01/2053			438,225	438,225	
12/01/2053	1,230,000	3.000%	438,225	1,668,225	2,106,450
06/01/2054			419,775	419,775	
12/01/2054	1,360,000	3.000%	419,775	1,779,775	2,199,550
06/01/2055			399,375	399,375	
12/01/2055	1,400,000	3.000%	399,375	1,799,375	2,198,750
06/01/2056			378,375	378,375	
12/01/2056	1,540,000	3.000%	378,375	1,918,375	2,296,750
06/01/2057			355,275	355,275	
12/01/2057	1,585,000	3.000%	355,275	1,940,275	2,295,550
06/01/2058			331,500	331,500	
12/01/2058	1,735,000	3.000%	331,500	2,066,500	2,398,000
06/01/2059			305,475	305,475	
12/01/2059	1,785,000	3.000%	305,475	2,090,475	2,395,950
06/01/2060			278,700	278,700	
12/01/2060	1,945,000	3.000%	278,700	2,223,700	2,502,400
06/01/2061			249,525	249,525	
12/01/2061	2,005,000	3.000%	249,525	2,254,525	2,504,050
06/01/2062			219,450	219,450	
12/01/2062	2,180,000	3.000%	219,450	2,399,450	2,618,900
06/01/2063			186,750	186,750	
12/01/2063	2,245,000	3.000%	186,750	2,431,750	2,618,500
06/01/2064			153,075	153,075	
12/01/2064	2,430,000	3.000%	153,075	2,583,075	2,736,150
06/01/2065			116,625	116,625	
12/01/2065	2,500,000	3.000%	116,625	2,616,625	2,733,250
06/01/2066			79,125	79,125	
12/01/2066	5,275,000	3.000%	79,125	5,354,125	5,433,250
	40,445,000		25,291,500	65,736,500	65,736,500

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**CALL PROVISIONS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2046	100.00

**SUMMARY OF BONDS REFUNDED**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2026 - Service Plan, 26SP, TERM56:					
	12/01/2037	5.000%	435,000	12/01/2036	100.000
	12/01/2038	5.000%	525,000	12/01/2036	100.000
	12/01/2039	5.000%	550,000	12/01/2036	100.000
	12/01/2040	5.000%	650,000	12/01/2036	100.000
	12/01/2041	5.000%	680,000	12/01/2036	100.000
	12/01/2042	5.000%	790,000	12/01/2036	100.000
	12/01/2043	5.000%	830,000	12/01/2036	100.000
	12/01/2044	5.000%	950,000	12/01/2036	100.000
	12/01/2045	5.000%	1,000,000	12/01/2036	100.000
	12/01/2046	5.000%	1,130,000	12/01/2036	100.000
	12/01/2047	5.000%	1,190,000	12/01/2036	100.000
	12/01/2048	5.000%	1,335,000	12/01/2036	100.000
	12/01/2049	5.000%	1,405,000	12/01/2036	100.000
	12/01/2050	5.000%	1,565,000	12/01/2036	100.000
	12/01/2051	5.000%	1,645,000	12/01/2036	100.000
	12/01/2052	5.000%	1,820,000	12/01/2036	100.000
	12/01/2053	5.000%	1,915,000	12/01/2036	100.000
	12/01/2054	5.000%	2,110,000	12/01/2036	100.000
	12/01/2055	5.000%	2,215,000	12/01/2036	100.000
	12/01/2056	5.000%	2,435,000	12/01/2036	100.000
			25,175,000		

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**ESCROW REQUIREMENTS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

Dated Date                    12/01/2036  
Delivery Date                12/01/2036

**Pay & Cancel Series 2026 (PC26)**

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2036	25,175,000	25,175,000.00
	25,175,000	25,175,000.00

**BOND SOLUTION**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2037	305,000	1,518,350		1,518,350	3,471,686	1,953,316	228.65%
12/01/2038	375,000	1,579,200		1,579,200	3,612,233	2,033,033	228.74%
12/01/2039	385,000	1,577,950		1,577,950	3,612,233	2,034,283	228.92%
12/01/2040	465,000	1,646,400		1,646,400	3,759,874	2,113,474	228.37%
12/01/2041	475,000	1,642,450		1,642,450	3,759,874	2,117,424	228.92%
12/01/2042	560,000	1,713,200		1,713,200	3,914,987	2,201,787	228.52%
12/01/2043	575,000	1,711,400		1,711,400	3,914,987	2,203,587	228.76%
12/01/2044	665,000	1,784,150		1,784,150	4,077,993	2,293,843	228.57%
12/01/2045	685,000	1,784,200		1,784,200	4,077,993	2,293,793	228.56%
12/01/2046	780,000	1,858,650		1,858,650	4,249,336	2,390,686	228.62%
12/01/2047	805,000	1,860,250		1,860,250	4,249,336	2,389,086	228.43%
12/01/2048	905,000	1,936,100		1,936,100	4,429,489	2,493,389	228.78%
12/01/2049	935,000	1,938,950		1,938,950	4,429,489	2,490,539	228.45%
12/01/2050	1,045,000	2,020,900		2,020,900	4,618,949	2,598,049	228.56%
12/01/2051	1,075,000	2,019,550		2,019,550	4,618,949	2,599,399	228.71%
12/01/2052	1,195,000	2,107,300		2,107,300	4,818,246	2,710,946	228.65%
12/01/2053	1,230,000	2,106,450		2,106,450	4,818,246	2,711,796	228.74%
12/01/2054	1,360,000	2,199,550		2,199,550	5,027,940	2,828,390	228.59%
12/01/2055	1,400,000	2,198,750		2,198,750	5,027,940	2,829,190	228.67%
12/01/2056	1,540,000	2,296,750		2,296,750	5,248,622	2,951,872	228.52%
12/01/2057	1,585,000	2,295,550		2,295,550	5,248,622	2,953,072	228.64%
12/01/2058	1,735,000	2,398,000		2,398,000	5,480,921	3,082,921	228.56%
12/01/2059	1,785,000	2,395,950		2,395,950	5,480,921	3,084,971	228.76%
12/01/2060	1,945,000	2,502,400		2,502,400	5,725,500	3,223,100	228.80%
12/01/2061	2,005,000	2,504,050		2,504,050	5,725,500	3,221,450	228.65%
12/01/2062	2,180,000	2,618,900		2,618,900	5,983,063	3,364,163	228.46%
12/01/2063	2,245,000	2,618,500		2,618,500	5,983,063	3,364,563	228.49%
12/01/2064	2,430,000	2,736,150		2,736,150	6,254,357	3,518,207	228.58%
12/01/2065	2,500,000	2,733,250		2,733,250	6,254,357	3,521,107	228.82%
12/01/2066	5,275,000	5,433,250	(2,570,000)	2,863,250	6,544,169	3,680,919	228.56%
	40,445,000	65,736,500	(2,570,000)	63,166,500	144,418,856	81,252,356	

**EXHIBIT F-2 – DISTRICT IMPROVEMENTS – REGIONAL IMPROVEMENTS**



Eastgate Metropolitan District Nos. 1-6  
Arapahoe County, Colorado

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General Obligation Bonds, Series 2026  
General Obligation Refunding & Improvement Bonds, Series 2036  
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Service Plan (Regional Mills)

Bond Assumptions	Series 2026	Series 2036	Total
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Discharge Date	12/2/2066	12/2/2066	
<b>Sources of Funds</b>			
Par Amount	10,830,000	17,030,000	
Funds on Hand	0	2,489,000	
<b>Total</b>	<b>10,830,000</b>	<b>19,519,000</b>	
<b>Uses of Funds</b>			
Project Fund	7,800,000	7,800,000	15,600,000
Refunding Escrow	0	10,350,000	
Capitalized Interest	1,624,500	0	
Surplus Deposit	936,000	0	
Cost of Issuance	466,600	285,150	
Rounding	2,900	1,850	
<b>Total</b>	<b>10,830,000</b>	<b>19,519,000</b>	
<b>Debt Features</b>			
Projected Coverage at Mill Levy Cap	1.47x	1.60x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	
<b>Tax Authority Assumptions</b>			
Metropolitan District Revenue			
Residential Assessment Ratio			
Service Plan Base Year	2024		
Single Family 2024 Base Rate	6.70%		
Multi Family 2024 Current Rate	27.90%		
Debt Service Mills			
Service Plan Mill Levy Cap	15.000	<u>% Revenue</u>	95.0%
Specific Ownership Tax	6.00%		
County Treasurer Fee	1.50%		
Fee Revenue			
Townhome Impact Fee	\$1,000	2.9%	
Duplex Impact Fee	\$2,000	2.1%	

**Eastgate Metropolitan District Nos. 1 & 2  
Development Summary**

Statutory Actual Value (2024)	Residential - SF						Total
	Town Home	Duplex	-	-	-	-	
	\$423,263	\$525,254	-	-	-	-	
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	90	40	-	-	-	-	130
2027	90	40	-	-	-	-	130
2028	90	40	-	-	-	-	130
2029	90	40	-	-	-	-	130
2030	90	40	-	-	-	-	130
2031	90	-	-	-	-	-	90
2032	18	-	-	-	-	-	18
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-
<b>Total Units</b>	<b>658</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>758</b>
<b>Total Statutory Actual Value</b>	<b>\$236,180,633</b>	<b>\$105,050,763</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$341,231,396</b>

**Eastgate Metropolitan District No. 3  
Development Summary**

Statutory Actual Value (2024)	Residential - MF						Total
	Multi-Family (200 Units)	-	-	-	-	-	
	\$254,978	-	-	-	-	-	
2024	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-
2031	200	-	-	-	-	-	200
2032	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-
<b>Total Units</b>	<b>200</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200</b>
<b>Total Statutory Actual Value</b>	<b>\$50,995,516</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>\$50,995,516</b>

**Eastgate Metropolitan District Nos. 4 - 6  
Development Summary**

Statutory Actual Value (2024)	Commercial							Total
	Light Industrial	General Commercial	Convenience Store/Gas	Strip Retail	Retail	Retail/Restaurant	General Commercial/Retail/Medical Office	
	\$153	\$204	\$450	\$308	\$357	\$409	\$153	
2024	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-
2026	-	-	5,000	-	-	-	-	5,000
2027	-	-	-	20,000	5,000	-	20,000	45,000
2028	-	-	-	25,000	-	20,000	20,000	65,000
2029	-	15,000	-	25,000	-	20,000	20,000	80,000
2030	25,000	30,000	-	25,000	-	10,000	-	90,000
2031	25,000	30,000	-	-	-	-	-	55,000
2032	25,000	15,000	-	-	-	-	-	40,000
2033	25,000	-	-	-	-	-	-	25,000
2034	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-	-
<b>Total Units</b>	<b>100,000</b>	<b>90,000</b>	<b>5,000</b>	<b>85,000</b>	<b>5,000</b>	<b>50,000</b>	<b>60,000</b>	<b>405,000</b>
<b>Total Statutory Actual Value</b>	<b>\$15,299,655</b>	<b>\$18,358,396</b>	<b>\$2,294,798</b>	<b>\$29,067,444</b>	<b>\$1,784,843</b>	<b>\$20,398,206</b>	<b>\$9,179,193</b>	<b>\$96,381,525</b>

Eastgate Metropolitan District Nos. 1-6  
Revenue

	MD Nos. 1 & 2			MD No. 3			MD Nos. 4 - 6			Expense	Total
	District Mill Levy Revenue	Fee Revenue	Total	District Mill Levy Revenue	Fee Revenue	Total	District Mill Levy Revenue	Fee Revenue	Total		
2024	0	0	0	0	0	0	0	0	0	0	0
2025	0	0	0	0	0	0	0	0	0	0	0
2026	0	170,000	170,000	0	0	0	0	0	0	(4,000)	166,000
2027	26,733	170,000	196,733	0	0	0	1,038	0	1,038	(4,000)	193,771
2028	90,990	170,000	260,990	0	0	0	15,348	0	15,348	(4,000)	272,338
2029	156,532	170,000	326,532	0	0	0	69,553	0	69,553	(4,000)	392,085
2030	231,173	170,000	401,173	0	0	0	161,030	0	161,030	(4,000)	558,203
2031	299,363	90,000	389,363	0	0	0	266,265	0	266,265	(4,000)	651,629
2032	375,772	18,000	393,772	0	0	0	372,297	0	372,297	(4,000)	785,135
2033	407,714	0	407,714	23,065	0	23,065	420,619	0	420,619	(4,000)	885,545
2034	437,852	0	437,852	61,212	0	61,212	462,685	0	462,685	(4,000)	961,422
2035	437,852	0	437,852	64,885	0	64,885	480,844	0	480,844	(4,000)	979,582
2036	464,123	0	464,123	68,778	0	68,778	490,461	0	490,461	(4,000)	1,019,363
2037	464,123	0	464,123	68,778	0	68,778	490,461	0	490,461	(4,000)	1,019,363
2038	491,971	0	491,971	72,905	0	72,905	500,271	0	500,271	(4,000)	1,061,146
2039	491,971	0	491,971	72,905	0	72,905	500,271	0	500,271	(4,000)	1,061,146
2040	521,489	0	521,489	77,279	0	77,279	510,276	0	510,276	(4,000)	1,061,146
2041	521,489	0	521,489	77,279	0	77,279	510,276	0	510,276	(4,000)	1,061,146
2042	552,778	0	552,778	81,916	0	81,916	520,481	0	520,481	(4,000)	1,105,044
2043	552,778	0	552,778	81,916	0	81,916	520,481	0	520,481	(4,000)	1,105,044
2044	585,945	0	585,945	86,831	0	86,831	530,891	0	530,891	(4,000)	1,151,175
2045	585,945	0	585,945	86,831	0	86,831	530,891	0	530,891	(4,000)	1,151,175
2046	621,102	0	621,102	92,041	0	92,041	541,509	0	541,509	(4,000)	1,199,667
2047	621,102	0	621,102	92,041	0	92,041	541,509	0	541,509	(4,000)	1,199,667
2048	658,368	0	658,368	97,563	0	97,563	552,339	0	552,339	(4,000)	1,250,651
2049	658,368	0	658,368	97,563	0	97,563	552,339	0	552,339	(4,000)	1,250,651
2050	697,870	0	697,870	103,417	0	103,417	563,396	0	563,396	(4,000)	1,304,270
2051	697,870	0	697,870	103,417	0	103,417	563,396	0	563,396	(4,000)	1,304,270
2052	739,742	0	739,742	109,622	0	109,622	574,654	0	574,654	(4,000)	1,360,672
2053	739,742	0	739,742	109,622	0	109,622	574,654	0	574,654	(4,000)	1,360,672
2054	784,126	0	784,126	116,199	0	116,199	586,147	0	586,147	(4,000)	1,420,017
2055	784,126	0	784,126	116,199	0	116,199	586,147	0	586,147	(4,000)	1,420,017
2056	831,174	0	831,174	123,171	0	123,171	597,870	0	597,870	(4,000)	1,482,472
2057	831,174	0	831,174	123,171	0	123,171	597,870	0	597,870	(4,000)	1,482,472
2058	881,044	0	881,044	130,561	0	130,561	609,827	0	609,827	(4,000)	1,548,215
2059	881,044	0	881,044	130,561	0	130,561	609,827	0	609,827	(4,000)	1,548,215
2060	933,907	0	933,907	138,395	0	138,395	622,024	0	622,024	(4,000)	1,617,433
2061	933,907	0	933,907	138,395	0	138,395	622,024	0	622,024	(4,000)	1,617,433
2062	989,941	0	989,941	146,699	0	146,699	634,464	0	634,464	(4,000)	1,690,326
2063	989,941	0	989,941	146,699	0	146,699	634,464	0	634,464	(4,000)	1,690,326
2064	1,049,338	0	1,049,338	155,501	0	155,501	647,153	0	647,153	(4,000)	1,767,104
2065	1,049,338	0	1,049,338	155,501	0	155,501	647,153	0	647,153	(4,000)	1,767,104
2066	1,112,298	0	1,112,298	164,831	0	164,831	660,096	0	660,096	(4,000)	1,847,992
Total	25,182,115	958,000	26,140,115	3,580,634	0	3,580,634	19,873,280	0	19,873,280	(164,000)	49,430,029

Eastgate Metropolitan District Nos. 1-6

Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2026	Series 2036		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance <sup>1</sup>	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2026	Dated: 12/1/2036							
		Par: \$10,830,000 Proj: \$7,800,000	Par: \$17,030,000 Proj: \$7,800,000 Escr: \$10,350,000							
2024	0			0		0		n/a	n/a	
2025	0			0		0		n/a	0%	
2026	166,000	0	0	166,000		1,102,000	0	n/a	159%	
2027	193,771	0	0	193,771		1,295,771	0	n/a	75%	
2028	272,338	0	0	272,338		1,568,109	0	n/a	43%	
2029	392,085	0	0	392,085		1,960,194	0	n/a	30%	
2030	558,203	541,500	541,500	16,703		1,976,897	0	103%	22%	
2031	651,629	541,500	541,500	110,129		2,087,026	0	120%	19%	
2032	785,135	541,500	541,500	243,635		2,166,000	164,661	145%	17%	
2033	885,545	601,500	601,500	284,045		2,166,000	284,045	147%	17%	
2034	961,422	653,500	653,500	307,922		2,166,000	307,922	147%	16%	
2035	979,582	667,750	667,750	311,832		2,166,000	311,832	147%	16%	
2036	1,019,363	696,000	0	696,000	323,363	2,489,000	0	146%	16%	
2037	1,019,363	Refunded	635,900	635,900	383,463	0	383,463	160%	25%	
2038	1,061,146		662,150	662,150	398,996	0	398,996	160%	25%	
2039	1,061,146		662,500	662,500	398,646	0	398,646	160%	23%	
2040	1,105,044		692,700	692,700	412,344	0	412,344	160%	23%	
2041	1,105,044		691,850	691,850	413,194	0	413,194	160%	22%	
2042	1,151,175		720,850	720,850	430,325	0	430,325	160%	22%	
2043	1,151,175		718,800	718,800	432,375	0	432,375	160%	20%	
2044	1,199,667		751,600	751,600	448,067	0	448,067	160%	20%	
2045	1,199,667		748,200	748,200	451,467	0	451,467	160%	19%	
2046	1,250,651		784,650	784,650	466,001	0	466,001	159%	18%	
2047	1,250,651		779,750	779,750	470,901	0	470,901	160%	17%	
2048	1,304,270		814,700	814,700	489,570	0	489,570	160%	17%	
2049	1,304,270		813,300	813,300	490,970	0	490,970	160%	16%	
2050	1,360,672		851,600	851,600	509,072	0	509,072	160%	15%	
2051	1,360,672		848,400	848,400	512,272	0	512,272	160%	14%	
2052	1,420,017		889,900	889,900	530,117	0	530,117	160%	13%	
2053	1,420,017		889,750	889,750	530,267	0	530,267	160%	12%	
2054	1,482,472		929,150	929,150	553,322	0	553,322	160%	12%	
2055	1,482,472		926,900	926,900	555,572	0	555,572	160%	11%	
2056	1,548,215		969,200	969,200	579,015	0	579,015	160%	10%	
2057	1,548,215		969,700	969,700	578,515	0	578,515	160%	9%	
2058	1,617,433		1,009,600	1,009,600	607,833	0	607,833	160%	8%	
2059	1,617,433		1,012,700	1,012,700	604,733	0	604,733	160%	7%	
2060	1,690,326		1,055,050	1,055,050	635,276	0	635,276	160%	6%	
2061	1,690,326		1,055,450	1,055,450	634,876	0	634,876	160%	5%	
2062	1,767,104		1,105,100	1,105,100	662,004	0	662,004	160%	5%	
2063	1,767,104		1,102,500	1,102,500	664,604	0	664,604	160%	4%	
2064	1,847,992		1,154,150	1,154,150	693,842	0	693,842	160%	3%	
2065	1,847,992		1,153,400	1,153,400	694,592	0	694,592	160%	3%	
2066	1,933,225		1,209,750	1,209,750	723,475	0	723,475	160%	0%	
<b>Total</b>	<b>49,430,029</b>	<b>4,243,250</b>	<b>26,609,250</b>	<b>30,852,500</b>	<b>18,577,529</b>	<b>2,489,000</b>	<b>17,024,529</b>			

1. Assumes \$936,000 Deposit to Surplus Fund at Closing

**Eastgate Metropolitan District Nos. 1-6  
O&M Revenue**

	Assessed Value				Operations Mill Levy Revenue			Expense	Total
	MD Nos. 1 & 2	MD No. 3	MD Nos. 4 - 6	Total	O&M Mill Levy 10.000 Cap 10.000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2024	0	0	0	0	0.000	0	0	0	0
2025	0	0	0	0	0.000	0	0	0	0
2026	0	0	0	0	0.000	0	0	0	0
2027	1,714,010	0	66,549	1,780,559	10.000	17,806	1,063	(267)	18,602
2028	5,833,947	0	984,072	6,818,019	10.000	68,180	4,070	(1,023)	71,228
2029	10,036,283	0	4,459,496	14,495,779	10.000	144,958	8,654	(2,174)	151,437
2030	14,822,002	0	10,324,686	25,146,688	10.000	251,467	15,013	(3,772)	262,707
2031	19,194,112	0	17,071,983	36,266,095	10.000	362,661	21,651	(5,440)	378,872
2032	24,093,176	1,478,870	23,870,384	49,442,430	10.000	494,424	29,517	(7,416)	516,525
2033	26,141,164	3,924,714	26,968,578	57,034,456	10.000	570,345	34,050	(8,555)	595,839
2034	28,073,514	4,160,197	29,665,685	61,899,395	10.000	618,994	36,954	(9,285)	646,663
2035	28,073,514	4,160,197	30,830,030	63,063,741	10.000	630,637	37,649	(9,460)	658,827
2036	29,757,925	4,409,808	31,446,631	65,614,364	10.000	656,144	39,172	(9,842)	685,473
2037	29,757,925	4,409,808	31,446,631	65,614,364	10.000	656,144	39,172	(9,842)	685,473
2038	31,543,400	4,674,397	32,075,563	68,293,360	10.000	682,934	40,771	(10,244)	713,461
2039	31,543,400	4,674,397	32,075,563	68,293,360	10.000	682,934	40,771	(10,244)	713,461
2040	33,436,004	4,954,861	32,717,075	71,107,940	10.000	711,079	42,451	(10,666)	742,865
2041	33,436,004	4,954,861	32,717,075	71,107,940	10.000	711,079	42,451	(10,666)	742,865
2042	35,442,164	5,252,152	33,371,416	74,065,733	10.000	740,657	44,217	(11,110)	773,765
2043	35,442,164	5,252,152	33,371,416	74,065,733	10.000	740,657	44,217	(11,110)	773,765
2044	37,568,694	5,567,282	34,038,844	77,174,820	10.000	771,748	46,073	(11,576)	806,245
2045	37,568,694	5,567,282	34,038,844	77,174,820	10.000	771,748	46,073	(11,576)	806,245
2046	39,822,816	5,901,318	34,719,621	80,443,756	10.000	804,438	48,025	(12,067)	840,396
2047	39,822,816	5,901,318	34,719,621	80,443,756	10.000	804,438	48,025	(12,067)	840,396
2048	42,212,185	6,255,398	35,414,014	83,881,596	10.000	838,816	50,077	(12,582)	876,311
2049	42,212,185	6,255,398	35,414,014	83,881,596	10.000	838,816	50,077	(12,582)	876,311
2050	44,744,916	6,630,721	36,122,294	87,497,931	10.000	874,979	52,236	(13,125)	914,091
2051	44,744,916	6,630,721	36,122,294	87,497,931	10.000	874,979	52,236	(13,125)	914,091
2052	47,429,611	7,028,565	36,844,740	91,302,915	10.000	913,029	54,508	(13,695)	953,842
2053	47,429,611	7,028,565	36,844,740	91,302,915	10.000	913,029	54,508	(13,695)	953,842
2054	50,275,388	7,450,279	37,581,635	95,307,301	10.000	953,073	56,898	(14,296)	995,675
2055	50,275,388	7,450,279	37,581,635	95,307,301	10.000	953,073	56,898	(14,296)	995,675
2056	53,291,911	7,897,295	38,333,267	99,522,473	10.000	995,225	59,415	(14,928)	1,039,711
2057	53,291,911	7,897,295	38,333,267	99,522,473	10.000	995,225	59,415	(14,928)	1,039,711
2058	56,489,425	8,371,133	39,099,933	103,960,491	10.000	1,039,605	62,064	(15,594)	1,086,075
2059	56,489,425	8,371,133	39,099,933	103,960,491	10.000	1,039,605	62,064	(15,594)	1,086,075
2060	59,878,791	8,873,401	39,881,931	108,634,123	10.000	1,086,341	64,855	(16,295)	1,134,901
2061	59,878,791	8,873,401	39,881,931	108,634,123	10.000	1,086,341	64,855	(16,295)	1,134,901
2062	63,471,518	9,405,805	40,679,570	113,556,894	10.000	1,135,569	67,793	(17,034)	1,186,329
2063	63,471,518	9,405,805	40,679,570	113,556,894	10.000	1,135,569	67,793	(17,034)	1,186,329
2064	67,279,809	9,970,153	41,493,161	118,743,124	10.000	1,187,431	70,890	(17,811)	1,240,509
2065	67,279,809	9,970,153	41,493,161	118,743,124	10.000	1,187,431	70,890	(17,811)	1,240,509
2066	71,316,598	10,568,363	42,323,025	124,207,985	10.000	1,242,080	74,152	(18,631)	1,297,601
<b>Total</b>						<b>31,183,688</b>	<b>1,861,666</b>	<b>(467,755)</b>	<b>32,577,599</b>

Eastgate Metropolitan District Nos. 1 & 2

	Vacant and Improved Land			Residential - Single Family 2024				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	
2024	0	0	-	-	0	6.700%	0	0
2025	5,910,380	0	-	-	0	6.700%	0	0
2026	5,910,380	0	130	-	61,491,597	6.700%	0	0
2027	5,910,380	1,714,010	130	-	124,213,026	6.700%	0	1,714,010
2028	5,910,380	1,714,010	130	7,452,782	195,641,664	6.700%	4,119,937	5,833,947
2029	3,809,365	1,714,010	130	15,653,822	260,897,039	6.700%	8,322,273	10,036,283
2030	761,873	1,714,010	90	23,212,138	343,111,343	6.700%	13,107,962	14,822,002
2031	(0)	1,104,716	18	-	366,868,974	6.700%	17,480,102	19,194,112
2032	(0)	220,943	-	-	419,007,669	6.700%	22,988,460	24,083,176
2033	(0)	(0)	-	-	419,007,669	6.700%	25,920,221	26,141,164
2034	(0)	(0)	-	-	444,148,129	6.700%	28,073,514	28,073,514
2035	(0)	(0)	-	-	444,148,129	6.700%	28,073,514	28,073,514
2036	(0)	(0)	-	26,648,888	470,797,016	6.700%	29,757,925	29,757,925
2037	(0)	(0)	-	28,247,821	470,797,016	6.700%	29,757,925	29,757,925
2038	(0)	(0)	-	29,942,690	499,044,837	6.700%	31,543,400	31,543,400
2039	(0)	(0)	-	-	499,044,837	6.700%	31,543,400	31,543,400
2040	(0)	(0)	-	-	528,987,528	6.700%	33,436,004	33,436,004
2041	(0)	(0)	-	-	528,987,528	6.700%	33,436,004	33,436,004
2042	(0)	(0)	-	31,739,252	560,726,779	6.700%	35,442,164	35,442,164
2043	(0)	(0)	-	-	560,726,779	6.700%	35,442,164	35,442,164
2044	(0)	(0)	-	33,643,607	594,370,386	6.700%	37,568,694	37,568,694
2045	(0)	(0)	-	-	594,370,386	6.700%	37,568,694	37,568,694
2046	(0)	(0)	-	35,662,223	630,032,609	6.700%	39,822,816	39,822,816
2047	(0)	(0)	-	-	630,032,609	6.700%	39,822,816	39,822,816
2048	(0)	(0)	-	37,901,957	667,934,566	6.700%	42,212,185	42,212,185
2049	(0)	(0)	-	-	667,934,566	6.700%	42,212,185	42,212,185
2050	(0)	(0)	-	40,070,074	707,904,640	6.700%	44,744,916	44,744,916
2051	(0)	(0)	-	-	707,904,640	6.700%	44,744,916	44,744,916
2052	(0)	(0)	-	42,474,278	750,378,918	6.700%	47,429,611	47,429,611
2053	(0)	(0)	-	-	750,378,918	6.700%	47,429,611	47,429,611
2054	(0)	(0)	-	45,022,735	795,401,653	6.700%	50,275,388	50,275,388
2055	(0)	(0)	-	-	795,401,653	6.700%	50,275,388	50,275,388
2056	(0)	(0)	-	47,724,099	843,125,752	6.700%	53,291,911	53,291,911
2057	(0)	(0)	-	-	843,125,752	6.700%	53,291,911	53,291,911
2058	(0)	(0)	-	50,587,545	893,713,298	6.700%	56,489,425	56,489,425
2059	(0)	(0)	-	-	893,713,298	6.700%	56,489,425	56,489,425
2060	(0)	(0)	-	53,622,798	947,336,095	6.700%	59,878,791	59,878,791
2061	(0)	(0)	-	-	947,336,095	6.700%	59,878,791	59,878,791
2062	(0)	(0)	-	56,840,166	1,004,176,261	6.700%	63,471,518	63,471,518
2063	(0)	(0)	-	-	1,004,176,261	6.700%	63,471,518	63,471,518
2064	(0)	(0)	-	60,250,576	1,064,426,837	6.700%	67,279,809	67,279,809
2065	(0)	(0)	-	-	1,064,426,837	6.700%	67,279,809	67,279,809
2066	(0)	(0)	-	63,865,610	1,128,292,447	6.700%	71,316,598	71,316,598
Total			758	755,603,521				

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



Eastgate Metropolitan District Nos. 1 & 2  
Revenue

	Total		District Mill Levy Revenue			Expense	Subtotal
	Assessed Value in Collection Year	50,000 Cap	Debt Mill Levy	Debt Mill Levy Collections	Specific Ownership Taxes		
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	1,714,010	16,000	25,582	87,072	1,535	(394)	28,733
2028	5,833,947	16,000	87,072	149,782	5,224	(1,306)	90,990
2029	10,036,283	15,000	149,782	221,218	8,987	(2,247)	156,532
2030	14,822,082	15,000	221,218	286,472	13,273	(3,318)	231,173
2031	19,194,112	15,000	286,472	359,591	17,188	(4,297)	299,383
2032	24,033,176	15,000	359,591	418,997	21,576	(5,394)	375,772
2033	26,141,164	15,000	390,157	444,137	23,409	(6,882)	407,114
2034	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2035	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2036	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2037	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2038	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2039	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2040	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2041	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2042	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2043	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2044	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2045	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2046	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2047	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2048	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2049	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2050	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2051	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2052	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2053	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2054	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2055	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2056	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2057	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2058	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2059	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2060	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2061	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2062	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2063	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2064	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2065	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
2066	28,073,514	15,000	418,997	444,137	25,140	(8,285)	437,852
<b>Total</b>			<b>24,097,717</b>	<b>1,445,863</b>	<b>(681,466)</b>	<b>25,162,115</b>	

Eastgate Metropolitan District Nos. 1 & 2  
Revenue

	Fee Revenue			Fee Revenue			Subtotal Fee Revenue
	Units Delivered Townhome	Impact Fee per Unit \$1,000 Initiated at 0.00%	Fees Collected	Units Delivered Duplex	Impact Fee per Unit \$2,000 Initiated at 0.00%	Fees Collected	
2024	-	0	0	-	0	0	0
2025	-	0	0	-	0	0	0
2026	80	1,000	80,000	40	2,000	80,000	170,000
2027	90	1,000	90,000	40	2,000	80,000	170,000
2028	90	1,000	90,000	40	2,000	80,000	170,000
2029	90	1,000	90,000	40	2,000	80,000	170,000
2030	90	1,000	90,000	40	2,000	80,000	170,000
2031	90	1,000	90,000	40	2,000	80,000	170,000
2032	18	1,000	18,000	-	0	0	90,000
2033	-	0	0	-	0	0	18,000
2034	-	0	0	-	0	0	0
2035	-	0	0	-	0	0	0
2036	-	0	0	-	0	0	0
2037	-	0	0	-	0	0	0
2038	-	0	0	-	0	0	0
2039	-	0	0	-	0	0	0
2040	-	0	0	-	0	0	0
2041	-	0	0	-	0	0	0
2042	-	0	0	-	0	0	0
2043	-	0	0	-	0	0	0
2044	-	0	0	-	0	0	0
2045	-	0	0	-	0	0	0
2046	-	0	0	-	0	0	0
2047	-	0	0	-	0	0	0
2048	-	0	0	-	0	0	0
2049	-	0	0	-	0	0	0
2050	-	0	0	-	0	0	0
2051	-	0	0	-	0	0	0
2052	-	0	0	-	0	0	0
2053	-	0	0	-	0	0	0
2054	-	0	0	-	0	0	0
2055	-	0	0	-	0	0	0
2056	-	0	0	-	0	0	0
2057	-	0	0	-	0	0	0
2058	-	0	0	-	0	0	0
2059	-	0	0	-	0	0	0
2060	-	0	0	-	0	0	0
2061	-	0	0	-	0	0	0
2062	-	0	0	-	0	0	0
2063	-	0	0	-	0	0	0
2064	-	0	0	-	0	0	0
2065	-	0	0	-	0	0	0
2066	-	0	0	-	0	0	0
Total	558		558,000	200		400,000	958,000

**Eastgate Metropolitan District No. 3**  
Assessed Value

	Vacant and Improved Land <sup>1</sup>		Residential - Multi Family 2024				Total Assessed Value in Collection Year 2 Year Lag
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 20.00%	Residential Units Delivered	Biennial Reassessment 0.00%	Cumulative Statutory Actual Value	Assessment Rate	
2024	0	0	-	-	0	6.700%	0
2025	0	0	-	-	0	6.700%	0
2026	0	0	-	-	0	6.700%	0
2027	0	0	-	-	0	6.700%	0
2028	0	0	-	-	0	6.700%	0
2029	0	0	-	-	0	6.700%	0
2030	5,099,552	0	-	-	0	6.700%	0
2031	0	0	200	-	0	6.700%	0
2032	0	1,478,870	-	3,514,669	58,577,818	6.700%	0
2033	0	0	-	-	62,092,488	6.700%	1,478,870
2034	0	0	-	-	62,092,488	6.700%	3,924,714
2035	0	0	-	3,725,549	65,818,037	6.700%	4,160,197
2036	0	0	-	-	65,818,037	6.700%	4,160,197
2037	0	0	-	3,849,082	69,767,119	6.700%	4,409,808
2038	0	0	-	-	69,767,119	6.700%	4,409,808
2039	0	0	-	4,186,027	73,953,148	6.700%	4,674,397
2040	0	0	-	-	73,953,148	6.700%	4,674,397
2041	0	0	-	4,437,189	78,390,335	6.700%	4,954,861
2042	0	0	-	-	78,390,335	6.700%	4,954,861
2043	0	0	-	4,703,420	83,093,755	6.700%	5,252,152
2044	0	0	-	-	83,093,755	6.700%	5,252,152
2045	0	0	-	4,885,625	88,079,380	6.700%	5,567,282
2046	0	0	-	-	88,079,380	6.700%	5,567,282
2047	0	0	-	5,284,763	93,364,143	6.700%	5,901,318
2048	0	0	-	-	93,364,143	6.700%	5,901,318
2049	0	0	-	5,601,849	98,965,992	6.700%	6,255,398
2050	0	0	-	-	98,965,992	6.700%	6,255,398
2051	0	0	-	5,937,960	104,903,951	6.700%	6,630,721
2052	0	0	-	-	104,903,951	6.700%	6,630,721
2053	0	0	-	6,294,237	111,198,188	6.700%	7,028,565
2054	0	0	-	-	111,198,188	6.700%	7,028,565
2055	0	0	-	6,671,891	117,870,080	6.700%	7,450,279
2056	0	0	-	-	117,870,080	6.700%	7,450,279
2057	0	0	-	7,072,205	124,942,284	6.700%	7,897,295
2058	0	0	-	-	124,942,284	6.700%	7,897,295
2059	0	0	-	7,496,537	132,438,821	6.700%	8,371,133
2060	0	0	-	-	132,438,821	6.700%	8,371,133
2061	0	0	-	7,946,329	140,385,151	6.700%	8,873,401
2062	0	0	-	-	140,385,151	6.700%	8,873,401
2063	0	0	-	8,423,109	148,808,260	6.700%	9,405,805
2064	0	0	-	-	148,808,260	6.700%	9,405,805
2065	0	0	-	8,928,498	157,736,755	6.700%	9,970,153
2066	0	0	-	-	157,736,755	6.700%	9,970,153
2068	0	0	-	9,464,205	167,200,961	6.700%	10,568,363
Total			200	108,623,142			

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

Eastgate Metropolitan District No. 3

	Total Revenue		District Mill Levy Revenue			Expense County Treasurer Fee 1.50%	Subtotal District Mill Levy Revenue	Fee Revenue			Subtotal Fee Revenue
	Assessed Value in Collection Year	Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	Debt Mill Levy 50,000 Cap 50,000 Target			Units Delivered MF	Facility Fee per Unit \$0.00 Inflated at 0.00%	Fees Collected	
2024	0	0.000	0	0	0	0	0	0	0	0	0
2025	0	0.000	0	0	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0	0	0
2027	0	15,000	0	0	0	0	0	0	0	0	0
2028	0	15,000	0	0	0	0	0	0	0	0	0
2029	0	15,000	0	0	0	0	0	0	0	0	0
2030	0	15,000	0	0	0	0	0	0	0	0	0
2031	0	15,000	0	0	0	0	0	0	0	0	0
2032	1,478,870	15,000	22,072	1,324	0	0	23,065	184,000	0	0	0
2033	3,924,714	15,000	58,576	3,515	0	(331)	61,212	0	0	0	0
2034	4,160,197	15,000	62,091	3,725	0	(831)	64,885	0	0	0	0
2035	4,160,197	15,000	62,091	3,725	0	(831)	64,885	0	0	0	0
2036	4,409,808	15,000	65,816	3,949	0	(887)	68,778	0	0	0	0
2037	4,409,808	15,000	65,816	3,949	0	(887)	68,778	0	0	0	0
2038	4,674,397	15,000	69,765	4,186	0	(1,046)	72,905	0	0	0	0
2039	4,674,397	15,000	69,765	4,186	0	(1,046)	72,905	0	0	0	0
2040	4,954,861	15,000	73,951	4,437	0	(1,109)	77,279	0	0	0	0
2041	4,954,861	15,000	73,951	4,437	0	(1,109)	77,279	0	0	0	0
2042	5,252,152	15,000	78,388	4,703	0	(1,176)	81,916	0	0	0	0
2043	5,252,152	15,000	78,388	4,703	0	(1,176)	81,916	0	0	0	0
2044	5,567,282	15,000	83,092	4,986	0	(1,246)	86,831	0	0	0	0
2045	5,567,282	15,000	83,092	4,986	0	(1,246)	86,831	0	0	0	0
2046	5,901,318	15,000	88,077	5,285	0	(1,321)	92,041	0	0	0	0
2047	5,901,318	15,000	88,077	5,285	0	(1,321)	92,041	0	0	0	0
2048	6,255,398	15,000	93,362	5,602	0	(1,400)	97,563	0	0	0	0
2049	6,255,398	15,000	93,362	5,602	0	(1,400)	97,563	0	0	0	0
2050	6,630,721	15,000	98,964	5,938	0	(1,484)	103,417	0	0	0	0
2051	6,630,721	15,000	98,964	5,938	0	(1,484)	103,417	0	0	0	0
2052	7,028,565	15,000	104,901	6,294	0	(1,574)	109,622	0	0	0	0
2053	7,028,565	15,000	104,901	6,294	0	(1,574)	109,622	0	0	0	0
2054	7,450,279	15,000	111,195	6,672	0	(1,668)	116,199	0	0	0	0
2055	7,450,279	15,000	111,195	6,672	0	(1,668)	116,199	0	0	0	0
2056	7,897,295	15,000	117,967	7,072	0	(1,768)	123,171	0	0	0	0
2057	7,897,295	15,000	117,967	7,072	0	(1,768)	123,171	0	0	0	0
2058	8,371,133	15,000	124,939	7,496	0	(1,874)	130,561	0	0	0	0
2059	8,371,133	15,000	124,939	7,496	0	(1,874)	130,561	0	0	0	0
2060	8,873,401	15,000	132,436	7,946	0	(1,987)	138,395	0	0	0	0
2061	8,873,401	15,000	132,436	7,946	0	(1,987)	138,395	0	0	0	0
2062	9,405,805	15,000	140,382	8,423	0	(2,106)	146,899	0	0	0	0
2063	9,405,805	15,000	140,382	8,423	0	(2,106)	146,899	0	0	0	0
2064	9,970,153	15,000	148,805	8,928	0	(2,232)	155,501	0	0	0	0
2065	9,970,153	15,000	148,805	8,928	0	(2,232)	155,501	0	0	0	0
2066	10,568,363	15,000	157,733	9,464	0	(2,366)	164,831	0	0	0	0
Total			3,426,444	206,587		(51,397)	3,580,634	184,000	0	0	0

Eastgate Metropolitan District Nos. 4 - 6  
Assessed Value

	Vacant and Improved Land <sup>1</sup>		Commercial				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Commercial SF Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessment Rate	
2024	0	0	-	-	0	27.900%	0
2025	229,480	0	-	-	0	27.900%	0
2026	1,096,404	0	5,000	-	2,387,508	27.900%	0
2027	1,866,834	66,549	45,000	-	14,022,631	27.900%	0
2028	2,192,807	317,957	65,000	280,453	34,726,782	27.900%	66,549
2029	2,167,309	547,182	80,000	-	58,937,146	27.900%	984,072
2030	984,413	635,914	90,000	1,178,743	84,523,313	27.900%	4,459,496
2031	688,439	628,520	55,000	-	95,945,988	27.900%	9,688,772
2032	382,466	288,380	40,000	1,918,920	105,981,073	27.900%	17,071,963
2033	0	199,647	25,000	-	110,501,900	27.900%	23,592,004
2034	0	110,915	-	2,210,038	112,711,938	27.900%	26,768,931
2035	0	0	-	-	112,711,938	27.900%	29,554,769
2036	0	0	-	2,254,239	114,966,177	27.900%	30,830,030
2037	0	0	-	-	114,966,177	27.900%	31,446,631
2038	0	0	-	2,299,324	117,265,500	27.900%	31,446,631
2039	0	0	-	-	117,265,500	27.900%	32,075,563
2040	0	0	-	2,345,310	119,610,810	27.900%	32,075,563
2041	0	0	-	-	119,610,810	27.900%	32,717,075
2042	0	0	-	2,392,216	122,003,027	27.900%	32,717,075
2043	0	0	-	-	122,003,027	27.900%	33,371,416
2044	0	0	-	2,440,061	124,443,087	27.900%	33,371,416
2045	0	0	-	-	124,443,087	27.900%	34,038,844
2046	0	0	-	2,488,862	126,931,949	27.900%	34,038,844
2047	0	0	-	-	126,931,949	27.900%	34,719,621
2048	0	0	-	2,538,639	129,470,588	27.900%	34,719,621
2049	0	0	-	-	129,470,588	27.900%	35,414,014
2050	0	0	-	2,589,412	132,060,000	27.900%	35,414,014
2051	0	0	-	-	132,060,000	27.900%	36,122,294
2052	0	0	-	2,641,200	134,701,200	27.900%	36,122,294
2053	0	0	-	-	134,701,200	27.900%	36,844,740
2054	0	0	-	2,694,024	137,395,224	27.900%	36,844,740
2055	0	0	-	-	137,395,224	27.900%	37,581,635
2056	0	0	-	2,747,904	140,143,128	27.900%	37,581,635
2057	0	0	-	-	140,143,128	27.900%	38,333,267
2058	0	0	-	2,802,863	142,945,991	27.900%	38,333,267
2059	0	0	-	-	142,945,991	27.900%	39,099,933
2060	0	0	-	2,858,920	145,804,910	27.900%	39,099,933
2061	0	0	-	-	145,804,910	27.900%	39,881,931
2062	0	0	-	2,916,098	148,721,009	27.900%	39,881,931
2063	0	0	-	-	148,721,009	27.900%	40,679,570
2064	0	0	-	2,974,420	151,695,429	27.900%	40,679,570
2065	0	0	-	-	151,695,429	27.900%	41,493,161
2066	0	0	-	3,033,909	154,729,337	27.900%	41,493,161
Total			405,000	47,605,553			42,323,025

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

Eastgate Metropolitan District Nos. 4 - 6  
Revenue

Year	Total Revenue		District Mill Levy Revenue				Expense County Treasurer Fee 1.50%	Subtotal Revenue Available for Debt Service	Fee Revenue		Subtotal Revenue Available for Debt Service
	Assessed Value in Collection Year	Revenue	Debt Mill Levy 15,000 Cap 15,000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	Units Delivered Commercial			Impact Fee per Unit \$0.00 Inflated at 0.00%	Fees Collected	
2024	0	0	0,000	0	0	0	0	0	0	0	0
2025	0	0	0,000	0	0	0	0	0	0	0	0
2026	0	0	0,000	0	0	0	0	0	0	0	0
2027	66,549	66,549	15,000	953	60	(16)	1,038	0	0	0	0
2028	984,072	984,072	15,000	14,667	881	(220)	15,348	0	0	0	0
2029	4,459,496	4,459,496	15,000	66,558	3,993	(996)	69,553	0	0	0	0
2030	10,324,686	10,324,686	15,000	154,096	9,248	(2,311)	161,030	0	0	0	0
2031	17,071,893	17,071,893	15,000	254,769	15,288	(3,822)	268,265	0	0	0	0
2032	23,670,394	23,670,394	15,000	356,265	21,378	(5,343)	372,297	0	0	0	0
2033	26,968,578	26,968,578	15,000	402,506	24,150	(6,006)	420,619	0	0	0	0
2034	29,665,685	29,665,685	15,000	442,760	26,568	(6,641)	462,685	0	0	0	0
2035	30,630,030	30,630,030	15,000	460,138	27,608	(6,902)	480,844	0	0	0	0
2036	31,448,631	31,448,631	15,000	469,341	28,160	(7,040)	490,461	0	0	0	0
2037	31,448,631	31,448,631	15,000	469,341	28,160	(7,040)	490,461	0	0	0	0
2038	32,075,563	32,075,563	15,000	478,728	28,724	(7,181)	500,271	0	0	0	0
2039	32,075,563	32,075,563	15,000	478,728	28,724	(7,181)	500,271	0	0	0	0
2040	32,717,075	32,717,075	15,000	488,302	29,298	(7,325)	510,276	0	0	0	0
2041	32,717,075	32,717,075	15,000	488,302	29,298	(7,325)	510,276	0	0	0	0
2042	33,371,416	33,371,416	15,000	498,068	29,884	(7,471)	520,481	0	0	0	0
2043	33,371,416	33,371,416	15,000	498,068	29,884	(7,471)	520,481	0	0	0	0
2044	34,038,844	34,038,844	15,000	508,030	30,482	(7,620)	530,891	0	0	0	0
2045	34,038,844	34,038,844	15,000	508,030	30,482	(7,620)	530,891	0	0	0	0
2046	34,719,621	34,719,621	15,000	518,190	31,091	(7,773)	541,509	0	0	0	0
2047	34,719,621	34,719,621	15,000	518,190	31,091	(7,773)	541,509	0	0	0	0
2048	35,414,014	35,414,014	15,000	528,554	31,713	(7,928)	552,339	0	0	0	0
2049	35,414,014	35,414,014	15,000	528,554	31,713	(7,928)	552,339	0	0	0	0
2050	36,122,294	36,122,294	15,000	539,125	32,348	(8,087)	563,386	0	0	0	0
2051	36,122,294	36,122,294	15,000	539,125	32,348	(8,087)	563,386	0	0	0	0
2052	36,844,740	36,844,740	15,000	549,908	32,994	(8,249)	574,654	0	0	0	0
2053	36,844,740	36,844,740	15,000	549,908	32,994	(8,249)	574,654	0	0	0	0
2054	37,581,635	37,581,635	15,000	560,908	33,654	(8,414)	586,147	0	0	0	0
2055	37,581,635	37,581,635	15,000	560,908	33,654	(8,414)	586,147	0	0	0	0
2056	38,333,267	38,333,267	15,000	572,124	34,327	(8,582)	597,970	0	0	0	0
2057	38,333,267	38,333,267	15,000	572,124	34,327	(8,582)	597,970	0	0	0	0
2058	39,099,933	39,099,933	15,000	583,566	35,014	(8,753)	609,827	0	0	0	0
2059	39,099,933	39,099,933	15,000	583,566	35,014	(8,753)	609,827	0	0	0	0
2060	39,891,931	39,891,931	15,000	595,238	35,714	(8,929)	622,024	0	0	0	0
2061	39,891,931	39,891,931	15,000	595,238	35,714	(8,929)	622,024	0	0	0	0
2062	40,679,570	40,679,570	15,000	607,143	36,429	(9,107)	634,464	0	0	0	0
2063	40,679,570	40,679,570	15,000	607,143	36,429	(9,107)	634,464	0	0	0	0
2064	41,493,161	41,493,161	15,000	619,285	37,157	(9,289)	647,153	0	0	0	0
2065	41,493,161	41,493,161	15,000	619,285	37,157	(9,289)	647,153	0	0	0	0
2066	42,323,025	42,323,025	15,000	631,671	37,900	(9,476)	660,096	0	0	0	0
Total				19,017,483	1,141,050	(285,262)	19,873,280	0	0	0	0

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**SOURCES AND USES OF FUNDS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

Dated Date 12/01/2026  
Delivery Date 12/01/2026

*Sources:*

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Bond Proceeds:	
Par Amount	10,830,000.00
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	10,830,000.00

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*Uses:*

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Project Fund Deposits:	
Project Fund	7,800,000.00
Other Fund Deposits:	
Capitalized Interest Fund	1,624,500.00
Surplus Deposit	936,000.00
	<hr/>
	2,560,500.00
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	216,600.00
Other Uses of Funds:	
Additional Proceeds	2,900.00
	<hr/>
	10,830,000.00

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## BOND SUMMARY STATISTICS

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### --- GENERAL OBLIGATION BONDS, SERIES 2026

Dated Date	12/01/2026
Delivery Date	12/01/2026
Last Maturity	12/01/2056
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.154573%
Net Interest Cost (NIC)	5.088627%
All-In TIC	5.338754%
Average Coupon	5.000000%
Average Life (years)	22.566
Duration of Issue (years)	13.347
Par Amount	10,830,000.00
Bond Proceeds	10,830,000.00
Total Interest	12,219,750.00
Net Interest	12,436,350.00
Total Debt Service	23,049,750.00
Maximum Annual Debt Service	1,055,250.00
Average Annual Debt Service	768,325.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2056	10,830,000.00	100.000	5.000%	22.566
	10,830,000.00			22.566

	TIC	All-In TIC	Arbitrage Yield
Par Value	10,830,000.00	10,830,000.00	10,830,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(216,600.00)	(216,600.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	10,613,400.00	10,363,400.00	10,830,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.154573%	5.338754%	5.000000%



**BOND PRICING**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2056:					
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032		5.000%	5.000%	100.000
	12/01/2033	60,000	5.000%	5.000%	100.000
	12/01/2034	115,000	5.000%	5.000%	100.000
	12/01/2035	135,000	5.000%	5.000%	100.000
	12/01/2036	170,000	5.000%	5.000%	100.000
	12/01/2037	175,000	5.000%	5.000%	100.000
	12/01/2038	215,000	5.000%	5.000%	100.000
	12/01/2039	225,000	5.000%	5.000%	100.000
	12/01/2040	265,000	5.000%	5.000%	100.000
	12/01/2041	280,000	5.000%	5.000%	100.000
	12/01/2042	325,000	5.000%	5.000%	100.000
	12/01/2043	340,000	5.000%	5.000%	100.000
	12/01/2044	390,000	5.000%	5.000%	100.000
	12/01/2045	410,000	5.000%	5.000%	100.000
	12/01/2046	465,000	5.000%	5.000%	100.000
	12/01/2047	490,000	5.000%	5.000%	100.000
	12/01/2048	550,000	5.000%	5.000%	100.000
	12/01/2049	575,000	5.000%	5.000%	100.000
	12/01/2050	645,000	5.000%	5.000%	100.000
	12/01/2051	675,000	5.000%	5.000%	100.000
	12/01/2052	750,000	5.000%	5.000%	100.000
	12/01/2053	785,000	5.000%	5.000%	100.000
	12/01/2054	870,000	5.000%	5.000%	100.000
	12/01/2055	915,000	5.000%	5.000%	100.000
	12/01/2056	1,005,000	5.000%	5.000%	100.000
		10,830,000			

Dated Date	12/01/2026	
Delivery Date	12/01/2026	
First Coupon	06/01/2027	
Par Amount	10,830,000.00	
Original Issue Discount		
Production	10,830,000.00	100.000000%
Underwriter's Discount	(216,600.00)	(2.000000%)
Purchase Price	10,613,400.00	98.000000%
Accrued Interest		
Net Proceeds	10,613,400.00	

**NET DEBT SERVICE**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2027			541,500	541,500	541,500	
12/01/2028			541,500	541,500	541,500	
12/01/2029			541,500	541,500	541,500	
12/01/2030			541,500	541,500		541,500
12/01/2031			541,500	541,500		541,500
12/01/2032			541,500	541,500		541,500
12/01/2033	60,000	5.000%	541,500	601,500		601,500
12/01/2034	115,000	5.000%	538,500	653,500		653,500
12/01/2035	135,000	5.000%	532,750	667,750		667,750
12/01/2036	170,000	5.000%	526,000	696,000		696,000
12/01/2037	175,000	5.000%	517,500	692,500		692,500
12/01/2038	215,000	5.000%	508,750	723,750		723,750
12/01/2039	225,000	5.000%	498,000	723,000		723,000
12/01/2040	265,000	5.000%	486,750	751,750		751,750
12/01/2041	280,000	5.000%	473,500	753,500		753,500
12/01/2042	325,000	5.000%	459,500	784,500		784,500
12/01/2043	340,000	5.000%	443,250	783,250		783,250
12/01/2044	390,000	5.000%	426,250	816,250		816,250
12/01/2045	410,000	5.000%	406,750	816,750		816,750
12/01/2046	465,000	5.000%	386,250	851,250		851,250
12/01/2047	490,000	5.000%	363,000	853,000		853,000
12/01/2048	550,000	5.000%	338,500	888,500		888,500
12/01/2049	575,000	5.000%	311,000	886,000		886,000
12/01/2050	645,000	5.000%	282,250	927,250		927,250
12/01/2051	675,000	5.000%	250,000	925,000		925,000
12/01/2052	750,000	5.000%	216,250	966,250		966,250
12/01/2053	785,000	5.000%	178,750	963,750		963,750
12/01/2054	870,000	5.000%	139,500	1,009,500		1,009,500
12/01/2055	915,000	5.000%	96,000	1,011,000		1,011,000
12/01/2056	1,005,000	5.000%	50,250	1,055,250		1,055,250
	10,830,000		12,219,750	23,049,750	1,624,500	21,425,250

**BOND DEBT SERVICE**  
**EASTGATE METROPOLITAN DISTRICT NOS. 1-6**  
**Arapahoe County, Colorado**  
 ---  
**GENERAL OBLIGATION BONDS, SERIES 2026**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2027			270,750	270,750	
12/01/2027			270,750	270,750	541,500
06/01/2028			270,750	270,750	
12/01/2028			270,750	270,750	541,500
06/01/2029			270,750	270,750	
12/01/2029			270,750	270,750	541,500
06/01/2030			270,750	270,750	
12/01/2030			270,750	270,750	541,500
06/01/2031			270,750	270,750	
12/01/2031			270,750	270,750	541,500
06/01/2032			270,750	270,750	
12/01/2032			270,750	270,750	541,500
06/01/2033			270,750	270,750	
12/01/2033	60,000	5.000%	270,750	330,750	601,500
06/01/2034			269,250	269,250	
12/01/2034	115,000	5.000%	269,250	384,250	653,500
06/01/2035			266,375	266,375	
12/01/2035	135,000	5.000%	266,375	401,375	667,750
06/01/2036			263,000	263,000	
12/01/2036	170,000	5.000%	263,000	433,000	696,000
06/01/2037			258,750	258,750	
12/01/2037	175,000	5.000%	258,750	433,750	692,500
06/01/2038			254,375	254,375	
12/01/2038	215,000	5.000%	254,375	469,375	723,750
06/01/2039			249,000	249,000	
12/01/2039	225,000	5.000%	249,000	474,000	723,000
06/01/2040			243,375	243,375	
12/01/2040	265,000	5.000%	243,375	508,375	751,750
06/01/2041			236,750	236,750	
12/01/2041	280,000	5.000%	236,750	516,750	753,500
06/01/2042			229,750	229,750	
12/01/2042	325,000	5.000%	229,750	554,750	784,500
06/01/2043			221,625	221,625	
12/01/2043	340,000	5.000%	221,625	561,625	783,250
06/01/2044			213,125	213,125	
12/01/2044	390,000	5.000%	213,125	603,125	816,250
06/01/2045			203,375	203,375	
12/01/2045	410,000	5.000%	203,375	613,375	816,750
06/01/2046			193,125	193,125	
12/01/2046	465,000	5.000%	193,125	658,125	851,250
06/01/2047			181,500	181,500	
12/01/2047	490,000	5.000%	181,500	671,500	853,000
06/01/2048			169,250	169,250	
12/01/2048	550,000	5.000%	169,250	719,250	888,500
06/01/2049			155,500	155,500	
12/01/2049	575,000	5.000%	155,500	730,500	886,000
06/01/2050			141,125	141,125	
12/01/2050	645,000	5.000%	141,125	786,125	927,250
06/01/2051			125,000	125,000	
12/01/2051	675,000	5.000%	125,000	800,000	925,000
06/01/2052			108,125	108,125	
12/01/2052	750,000	5.000%	108,125	858,125	966,250
06/01/2053			89,375	89,375	
12/01/2053	785,000	5.000%	89,375	874,375	963,750
06/01/2054			69,750	69,750	
12/01/2054	870,000	5.000%	69,750	939,750	1,009,500
06/01/2055			48,000	48,000	
12/01/2055	915,000	5.000%	48,000	963,000	1,011,000
06/01/2056			25,125	25,125	
12/01/2056	1,005,000	5.000%	25,125	1,030,125	1,055,250
	10,830,000		12,219,750	23,049,750	23,049,750

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**CALL PROVISIONS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION BONDS, SERIES 2026**

**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2031	103.00
12/01/2032	102.00
12/01/2033	101.00
12/01/2034	100.00

## BOND SOLUTION

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### GENERAL OBLIGATION BONDS, SERIES 2026

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2027		541,500	(541,500)		193,771	193,771	
12/01/2028		541,500	(541,500)		272,338	272,338	
12/01/2029		541,500	(541,500)		392,085	392,085	
12/01/2030		541,500		541,500	558,203	16,703	103.08%
12/01/2031		541,500		541,500	651,629	110,129	120.34%
12/01/2032		541,500		541,500	785,135	243,635	144.99%
12/01/2033	60,000	601,500		601,500	885,545	284,045	147.22%
12/01/2034	115,000	663,500		663,500	961,422	307,922	147.12%
12/01/2035	135,000	667,750		667,750	979,582	311,832	146.70%
12/01/2036	170,000	696,000		696,000	1,019,363	323,363	146.46%
12/01/2037	175,000	692,500		692,500	1,019,363	326,863	147.20%
12/01/2038	215,000	723,750		723,750	1,061,146	337,396	146.62%
12/01/2039	225,000	723,000		723,000	1,061,146	338,146	146.77%
12/01/2040	265,000	751,750		751,750	1,105,044	353,294	147.00%
12/01/2041	280,000	753,500		753,500	1,105,044	351,544	146.65%
12/01/2042	325,000	784,500		784,500	1,151,175	366,675	146.74%
12/01/2043	340,000	783,250		783,250	1,151,175	367,925	146.97%
12/01/2044	390,000	816,250		816,250	1,199,667	383,417	146.97%
12/01/2045	410,000	816,750		816,750	1,199,667	382,917	146.88%
12/01/2046	465,000	851,250		851,250	1,250,651	399,401	146.92%
12/01/2047	490,000	853,000		853,000	1,250,651	397,651	146.62%
12/01/2048	550,000	888,500		888,500	1,304,270	415,770	146.79%
12/01/2049	575,000	886,000		886,000	1,304,270	418,270	147.21%
12/01/2050	645,000	927,250		927,250	1,360,672	433,422	146.74%
12/01/2051	675,000	925,000		925,000	1,360,672	435,672	147.10%
12/01/2052	750,000	966,250		966,250	1,420,017	453,767	146.96%
12/01/2053	785,000	963,750		963,750	1,420,017	456,267	147.34%
12/01/2054	870,000	1,009,500		1,009,500	1,482,472	472,972	146.85%
12/01/2055	915,000	1,011,000		1,011,000	1,482,472	471,472	146.63%
12/01/2056	1,005,000	1,055,250		1,055,250	1,548,215	492,965	146.72%
	10,830,000	23,049,750	(1,624,500)	21,425,250	31,936,879	10,511,629	

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**SOURCES AND USES OF FUNDS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6**  
**Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

Dated Date 12/01/2036  
Delivery Date 12/01/2036

*Sources:*

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Bond Proceeds:	
Par Amount	17,030,000.00
Other Sources of Funds:	
Series 2026 Surplus Fund	2,489,000.00
	<hr/>
	19,519,000.00

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*Uses:*

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Project Fund Deposits:	
Project Fund	7,800,000.00
Refunding Escrow Deposits:	
Cash Deposit	10,350,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	1,082,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	85,150.00
Other Uses of Funds:	
Additional Proceeds	1,850.00
	<hr/>
	19,519,000.00

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## BOND SUMMARY STATISTICS

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

Dated Date	12/01/2036
Delivery Date	12/01/2036
Last Maturity	12/01/2066
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.033639%
Net Interest Cost (NIC)	3.023961%
All-In TIC	3.113579%
Average Coupon	3.000000%
Average Life (years)	20.868
Duration of Issue (years)	15.112
Par Amount	17,030,000.00
Bond Proceeds	17,030,000.00
Total Interest	10,661,250.00
Net Interest	10,746,400.00
Total Debt Service	27,691,250.00
Maximum Annual Debt Service	2,291,750.00
Average Annual Debt Service	923,041.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2066	17,030,000.00	100.000	3.000%	20.868
	17,030,000.00			20.868

	TIC	All-In TIC	Arbitrage Yield
Par Value	17,030,000.00	17,030,000.00	17,030,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(85,150.00)	(85,150.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	16,944,850.00	16,744,850.00	17,030,000.00
Target Date	12/01/2036	12/01/2036	12/01/2036
Yield	3.033639%	3.113579%	3.000000%

**BOND PRICING**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2066:					
	12/01/2037	125,000	3.000%	3.000%	100.000
	12/01/2038	155,000	3.000%	3.000%	100.000
	12/01/2039	160,000	3.000%	3.000%	100.000
	12/01/2040	195,000	3.000%	3.000%	100.000
	12/01/2041	200,000	3.000%	3.000%	100.000
	12/01/2042	235,000	3.000%	3.000%	100.000
	12/01/2043	240,000	3.000%	3.000%	100.000
	12/01/2044	280,000	3.000%	3.000%	100.000
	12/01/2045	285,000	3.000%	3.000%	100.000
	12/01/2046	330,000	3.000%	3.000%	100.000
	12/01/2047	335,000	3.000%	3.000%	100.000
	12/01/2048	380,000	3.000%	3.000%	100.000
	12/01/2049	390,000	3.000%	3.000%	100.000
	12/01/2050	440,000	3.000%	3.000%	100.000
	12/01/2051	450,000	3.000%	3.000%	100.000
	12/01/2052	505,000	3.000%	3.000%	100.000
	12/01/2053	520,000	3.000%	3.000%	100.000
	12/01/2054	575,000	3.000%	3.000%	100.000
	12/01/2055	590,000	3.000%	3.000%	100.000
	12/01/2056	650,000	3.000%	3.000%	100.000
	12/01/2057	670,000	3.000%	3.000%	100.000
	12/01/2058	730,000	3.000%	3.000%	100.000
	12/01/2059	755,000	3.000%	3.000%	100.000
	12/01/2060	820,000	3.000%	3.000%	100.000
	12/01/2061	845,000	3.000%	3.000%	100.000
	12/01/2062	920,000	3.000%	3.000%	100.000
	12/01/2063	945,000	3.000%	3.000%	100.000
	12/01/2064	1,025,000	3.000%	3.000%	100.000
	12/01/2065	1,055,000	3.000%	3.000%	100.000
	12/01/2066	2,225,000	3.000%	3.000%	100.000
		17,030,000			

Dated Date	12/01/2036	
Delivery Date	12/01/2036	
First Coupon	06/01/2037	
Par Amount	17,030,000.00	
Original Issue Discount		
Production	17,030,000.00	100.000000%
Underwriter's Discount	(85,150.00)	(0.500000%)
Purchase Price	16,944,850.00	99.500000%
Accrued Interest		
Net Proceeds	16,944,850.00	



## NET DEBT SERVICE

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### --- GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2037	125,000	3.000%	510,900	635,900		635,900
12/01/2038	155,000	3.000%	507,150	662,150		662,150
12/01/2039	160,000	3.000%	502,500	662,500		662,500
12/01/2040	195,000	3.000%	497,700	692,700		692,700
12/01/2041	200,000	3.000%	491,850	691,850		691,850
12/01/2042	235,000	3.000%	485,850	720,850		720,850
12/01/2043	240,000	3.000%	478,800	718,800		718,800
12/01/2044	280,000	3.000%	471,600	751,600		751,600
12/01/2045	285,000	3.000%	463,200	748,200		748,200
12/01/2046	330,000	3.000%	454,650	784,650		784,650
12/01/2047	335,000	3.000%	444,750	779,750		779,750
12/01/2048	380,000	3.000%	434,700	814,700		814,700
12/01/2049	390,000	3.000%	423,300	813,300		813,300
12/01/2050	440,000	3.000%	411,600	851,600		851,600
12/01/2051	450,000	3.000%	398,400	848,400		848,400
12/01/2052	505,000	3.000%	384,900	889,900		889,900
12/01/2053	520,000	3.000%	369,750	889,750		889,750
12/01/2054	575,000	3.000%	354,150	929,150		929,150
12/01/2055	590,000	3.000%	336,900	926,900		926,900
12/01/2056	650,000	3.000%	319,200	969,200		969,200
12/01/2057	670,000	3.000%	299,700	969,700		969,700
12/01/2058	730,000	3.000%	279,600	1,009,600		1,009,600
12/01/2059	755,000	3.000%	257,700	1,012,700		1,012,700
12/01/2060	820,000	3.000%	235,050	1,055,050		1,055,050
12/01/2061	845,000	3.000%	210,450	1,055,450		1,055,450
12/01/2062	920,000	3.000%	185,100	1,105,100		1,105,100
12/01/2063	945,000	3.000%	157,500	1,102,500		1,102,500
12/01/2064	1,025,000	3.000%	129,150	1,154,150		1,154,150
12/01/2065	1,055,000	3.000%	98,400	1,153,400		1,153,400
12/01/2066	2,225,000	3.000%	66,750	2,291,750	1,082,000	1,209,750
	17,030,000		10,661,250	27,691,250	1,082,000	26,609,250

**BOND DEBT SERVICE**  
**EASTGATE METROPOLITAN DISTRICT NOS. 1-6**  
**Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2037			255,450	255,450	
12/01/2037			255,450	380,450	635,900
06/01/2038			253,575	253,575	
12/01/2038	155,000	3.000%	253,575	408,575	662,150
06/01/2039			251,250	251,250	
12/01/2039	160,000	3.000%	251,250	411,250	662,500
06/01/2040			248,850	248,850	
12/01/2040	195,000	3.000%	248,850	443,850	692,700
06/01/2041			245,925	245,925	
12/01/2041	200,000	3.000%	245,925	445,925	691,850
06/01/2042			242,925	242,925	
12/01/2042	235,000	3.000%	242,925	477,925	720,850
06/01/2043			239,400	239,400	
12/01/2043	240,000	3.000%	239,400	479,400	718,800
06/01/2044			235,800	235,800	
12/01/2044	280,000	3.000%	235,800	515,800	751,600
06/01/2045			231,600	231,600	
12/01/2045	285,000	3.000%	231,600	516,600	748,200
06/01/2046			227,325	227,325	
12/01/2046	330,000	3.000%	227,325	557,325	784,650
06/01/2047			222,375	222,375	
12/01/2047	335,000	3.000%	222,375	557,375	779,750
06/01/2048			217,350	217,350	
12/01/2048	380,000	3.000%	217,350	597,350	814,700
06/01/2049			211,650	211,650	
12/01/2049	390,000	3.000%	211,650	601,650	813,300
06/01/2050			205,800	205,800	
12/01/2050	440,000	3.000%	205,800	645,800	851,600
06/01/2051			199,200	199,200	
12/01/2051	450,000	3.000%	199,200	649,200	848,400
06/01/2052			192,450	192,450	
12/01/2052	505,000	3.000%	192,450	697,450	889,900
06/01/2053			184,875	184,875	
12/01/2053	520,000	3.000%	184,875	704,875	889,750
06/01/2054			177,075	177,075	
12/01/2054	575,000	3.000%	177,075	752,075	929,150
06/01/2055			168,450	168,450	
12/01/2055	590,000	3.000%	168,450	758,450	926,900
06/01/2056			159,600	159,600	
12/01/2056	650,000	3.000%	159,600	809,600	969,200
06/01/2057			149,850	149,850	
12/01/2057	670,000	3.000%	149,850	819,850	969,700
06/01/2058			139,800	139,800	
12/01/2058	730,000	3.000%	139,800	869,800	1,009,600
06/01/2059			128,850	128,850	
12/01/2059	755,000	3.000%	128,850	883,850	1,012,700
06/01/2060			117,525	117,525	
12/01/2060	820,000	3.000%	117,525	937,525	1,055,050
06/01/2061			105,225	105,225	
12/01/2061	845,000	3.000%	105,225	950,225	1,055,450
06/01/2062			92,550	92,550	
12/01/2062	920,000	3.000%	92,550	1,012,550	1,105,100
06/01/2063			78,750	78,750	
12/01/2063	945,000	3.000%	78,750	1,023,750	1,102,500
06/01/2064			64,575	64,575	
12/01/2064	1,025,000	3.000%	64,575	1,089,575	1,154,150
06/01/2065			49,200	49,200	
12/01/2065	1,055,000	3.000%	49,200	1,104,200	1,153,400
06/01/2066			33,375	33,375	
12/01/2066	2,225,000	3.000%	33,375	2,258,375	2,291,750
	17,030,000		10,661,250	27,691,250	27,691,250

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**CALL PROVISIONS**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2046	100.00

**SUMMARY OF BONDS REFUNDED**

**EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado**

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2026 - Service Plan, 26SP, TERM56:					
	12/01/2037	5.000%	175,000	12/01/2036	100.000
	12/01/2038	5.000%	215,000	12/01/2036	100.000
	12/01/2039	5.000%	225,000	12/01/2036	100.000
	12/01/2040	5.000%	265,000	12/01/2036	100.000
	12/01/2041	5.000%	280,000	12/01/2036	100.000
	12/01/2042	5.000%	325,000	12/01/2036	100.000
	12/01/2043	5.000%	340,000	12/01/2036	100.000
	12/01/2044	5.000%	390,000	12/01/2036	100.000
	12/01/2045	5.000%	410,000	12/01/2036	100.000
	12/01/2046	5.000%	465,000	12/01/2036	100.000
	12/01/2047	5.000%	490,000	12/01/2036	100.000
	12/01/2048	5.000%	550,000	12/01/2036	100.000
	12/01/2049	5.000%	575,000	12/01/2036	100.000
	12/01/2050	5.000%	645,000	12/01/2036	100.000
	12/01/2051	5.000%	675,000	12/01/2036	100.000
	12/01/2052	5.000%	750,000	12/01/2036	100.000
	12/01/2053	5.000%	785,000	12/01/2036	100.000
	12/01/2054	5.000%	870,000	12/01/2036	100.000
	12/01/2055	5.000%	915,000	12/01/2036	100.000
	12/01/2056	5.000%	1,005,000	12/01/2036	100.000
			10,350,000		

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## ESCROW REQUIREMENTS

EASTGATE METROPOLITAN DISTRICT NOS. 1-6  
Arapahoe County, Colorado

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**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036**

Dated Date 12/01/2036  
Delivery Date 12/01/2036

**Pay & Cancel Series 2026 (PC26)**

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2036	10,350,000	10,350,000.00
	10,350,000	10,350,000.00

## BOND SOLUTION

### EASTGATE METROPOLITAN DISTRICT NOS. 1-6 Arapahoe County, Colorado

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2037	125,000	635,900		635,900	1,019,363		
12/01/2038	155,000	662,150		662,150	1,061,146	383,463	160.30%
12/01/2039	160,000	662,500		662,500	1,105,044	398,996	160.26%
12/01/2040	195,000	692,700		692,700	1,151,175	398,646	160.17%
12/01/2041	200,000	691,850		691,850	1,105,044	412,344	159.53%
12/01/2042	235,000	720,850		720,850	1,151,175	413,194	159.72%
12/01/2043	240,000	718,800		718,800	1,151,175	430,325	159.70%
12/01/2044	280,000	751,600		751,600	1,199,667	432,375	160.15%
12/01/2045	285,000	748,200		748,200	1,199,667	448,067	159.62%
12/01/2046	330,000	784,650		784,650	1,250,651	451,467	160.34%
12/01/2047	335,000	779,750		779,750	1,250,651	466,001	159.39%
12/01/2048	380,000	814,700		814,700	1,304,270	470,901	160.39%
12/01/2049	390,000	813,300		813,300	1,304,270	489,570	160.09%
12/01/2050	440,000	851,600		851,600	1,360,672	490,970	160.37%
12/01/2051	450,000	848,400		848,400	1,360,672	509,072	159.78%
12/01/2052	505,000	889,900		889,900	1,420,017	512,272	160.38%
12/01/2053	520,000	889,750		889,750	1,420,017	530,117	159.57%
12/01/2054	575,000	929,150		929,150	1,482,472	553,322	159.80%
12/01/2055	590,000	926,900		926,900	1,482,472	555,572	159.55%
12/01/2056	650,000	969,200		969,200	1,548,215	579,015	159.94%
12/01/2057	670,000	969,700		969,700	1,548,215	578,515	159.74%
12/01/2058	730,000	1,009,600		1,009,600	1,617,433	607,833	159.66%
12/01/2059	755,000	1,012,700		1,012,700	1,617,433	604,733	160.21%
12/01/2060	820,000	1,055,050		1,055,050	1,690,326	635,276	159.71%
12/01/2061	845,000	1,055,450		1,055,450	1,767,104	634,876	160.21%
12/01/2062	920,000	1,105,100		1,105,100	1,767,104	662,004	160.15%
12/01/2063	945,000	1,102,500		1,102,500	1,847,992	664,604	159.90%
12/01/2064	1,025,000	1,154,150		1,154,150	1,847,992	693,842	160.28%
12/01/2065	1,055,000	1,153,400		1,153,400	1,937,225	694,592	160.12%
12/01/2066	2,225,000	2,291,750	(1,082,000)	1,209,750		727,475	160.22%
	17,030,000	27,691,250	(1,082,000)	26,609,250	42,568,957	15,959,707	160.13%

**EXHIBIT G – SURROUNDING MILL LEVY INFORMATION**

I-70 & Monaghan  
Mill Levy Comps  
4/27/2023

Metropolitan District	County	City	Operations Mills	Other Mill Levy Obligations	*Debt Service Mills	District Mills	Non-District Mills	Total Mill Levy
Green Valley Ranch MD No. 6	Adams	Aurora	0.000	0.574	56.541	57.115	163.479	220.594
Aurora Highlands MD No. 6	Adams	Aurora	77.760	0.726	0.000	78.486	123.244	201.730
Sky Ranch MD No. 5	Arapahoe	Aurora	66.899	55.417	0.000	122.286	62.976	185.262
Sky Ranch MD No. 3	Arapahoe	Aurora	11.132	55.417	55.666	122.215	62.976	185.191
Sky Ranch MD No. 1*	Arapahoe	Aurora	11.321	56.605	0.000	67.926	116.501	184.427
Windler Homestead MD No. 1**	Adams	Aurora	10.000	1.058	52.900	63.958	117.244	181.202
Colorado International Center MD No. 3	Adams	Aurora	26.601	1.145	57.266	85.012	92.073	177.085
Powhaton Road MD No. 2	Arapahoe	Aurora	18.000	1.025	55.664	74.689	100.412	175.101
Painted Prairie No. 2	Adams	Aurora	3.500	1.112	55.620	60.232	114.629	174.861
Adonea MD No. 2	Arapahoe	Aurora	15.000	1.133	37.000	53.133	115.987	169.120
Colorado International Center MD No. 13	Denver	Denver	11.000	16.509	55.030	82.545	79.525	162.070
Aurora Crossroads MD No. 2	Arapahoe	Aurora	10.000	1.000	50.000	61.000	100.412	161.412
Fitzsimons Village MD No. 2***	Arapahoe	Aurora	10.000	1.000	50.000	61.000	100.412	161.412
Colorado International Center MD No. 8	Adams	Aurora	50.133	5.013	10.000	65.146	95.688	160.834
Colorado International Center MD No. 9	Adams	Aurora	0.000	5.000	35.000	40.000	118.749	158.749
Colorado International Center MD No. 14	Denver	Denver	10.225	15.338	51.126	76.689	79.525	156.214
Murphy Creek MD No. 3	Arapahoe	Aurora	0.000	0.000	54.327	54.327	100.412	154.739
Traditions MD No. 3	Arapahoe	Aurora	6.000	0.000	30.000	36.000	103.386	139.386
Transport MD No. 3	Adams	Aurora	10.000	1.000	40.000	51.000	74.201	125.201

\*Sky Ranch MD No. 1 can impose a 2.75% PIF related to certain sales as well as a one-time material sales and use fee on construction materials; however, such revenues as not pledged to the Bonds.

\*\*Windler can impose a 5.90% PIF on all lodging as well as a 1.9% PIF on all sales.

\*\*\*Fitzsimons Village received an 80% share of the City Sales Tax Revenue (tax rate of 3.50%); an 80% of the Lodging Tax Revenue (tax rate of 8.00%); a 1.50% add-on PIF related to sales; and a 2.75% add-on PIF related to lodging.

PIPER | SANDLER