



ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
JANUARY 19, 2021  
6:30 P.M.

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**CASE NO. SDP21-001, EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**

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Kat Hammer, Planner  
Chuck Haskins, Engineer

January 11, 2021

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**PROPOSAL:**

The applicant's representatives, Century Communities and McGeady Becher P.C., on behalf of the property owner, The Mor Acres, LLC/ Jerry T. Moore, is proposing to establish a metropolitan district to serve the development known as East Virginia Village, located southwest of the intersection of South Quebec Street and East Colorado Avenue. The metropolitan district would serve up to 74, 2-story single-family townhomes on approximately 6.8 acres (10.98 dwelling units per acre). The request provides a service plan for the proposed metropolitan district and a financial plan for financing the planning, design, acquisition, construction, installation, operation/maintenance, relocation and redevelopment of the following public improvements: water, sanitary sewer, stormwater drainage, a private street, a park (open to the public), landscaping, fencing and sidewalks. The District anticipates owning, operating and maintaining a park and common areas; the District will operate in lieu of a homeowners association. The maximum amount of total debt obligation in aggregate is \$10,000,000. The proposed maximum mill levy for the debt service will be 55.664 mills.

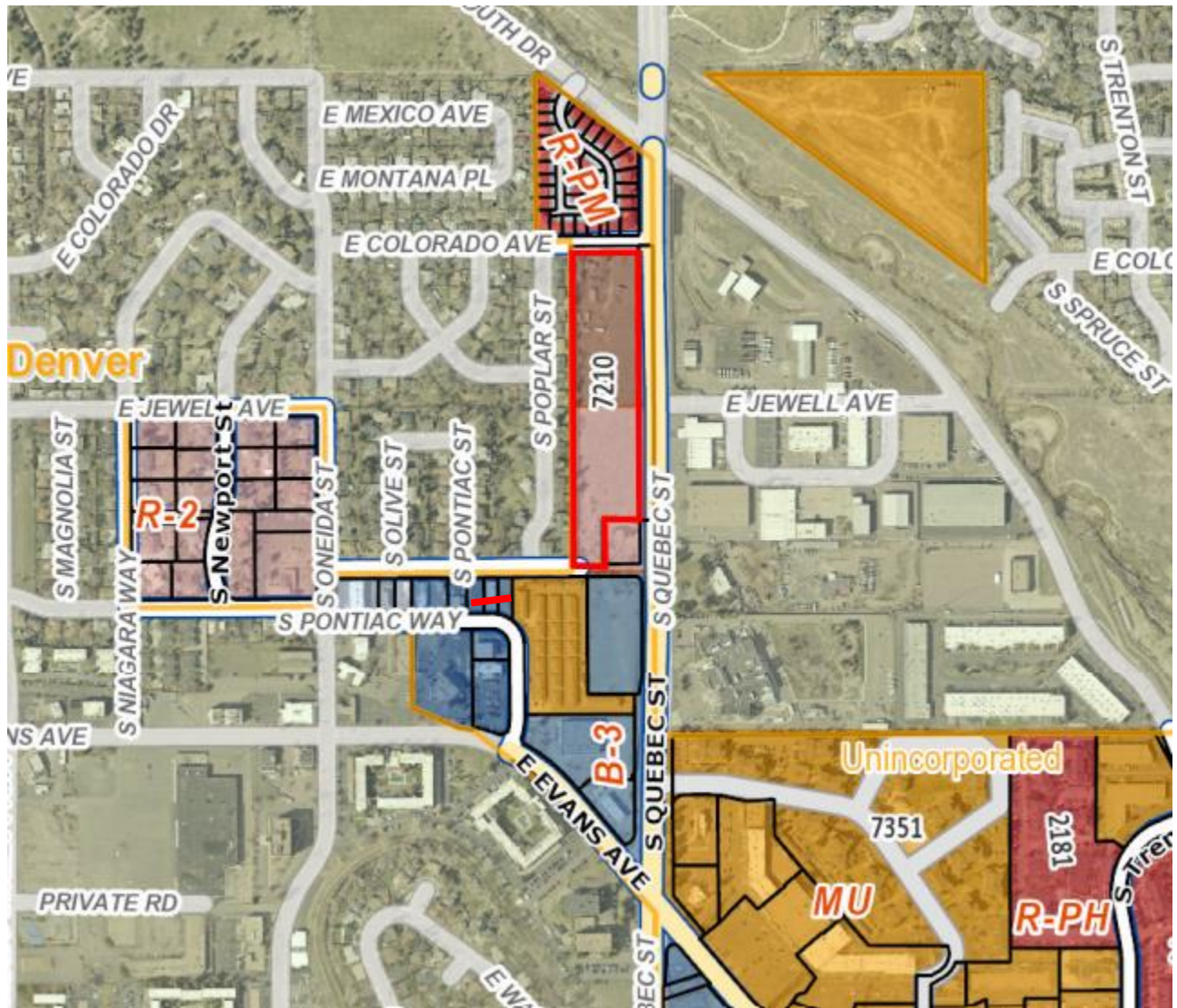
**STAFF RECOMMENDATION:**

Staff recommends **approval** of Case Number SD21-001 based on the findings, and with conditions of approval, outlined in this report.

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**I. BACKGROUND INFORMATION**

This site is located southwest of the intersection of South Quebec Street and East Colorado Avenue. This proposal is located in Commissioner's District #4.



*Location & Zoning of East Virginia Village*

**ADJACENT SUBDIVISIONS, ZONING, AND LAND USE:**

	<b>Zoning</b>	<b>Land Use</b>	<b>Subdivision</b>
<b>North</b>	R-PM	Single-Family Residence	Oak Park at Cherry Creek
<b>East</b>	I-A, UO-2	Industrial	N/A
<b>South</b>	MU and B-3	Vacant and Mini Warehouse	Evans
<b>West</b>	S-SU-D	Single-Family Residence	West Lynwood No. 9

The BoCC approved the Colorado and Quebec General Development Plan (GDP18-005) on February 26, 2019. The BoCC approved an extension for final documents of the GDP, set to expire on April 27, 2021. The Planning Commission approved the East Virginia Village Specific Development Plan (SDP20-001) on August 18, 2020. The associated Final Plat (PF20-006) is scheduled for a public hearing at the BoCC on January 26, 2021. The applicant submitted an application for an Administrative Site Plan (ASP20-008) in late

August 2020, which is currently going through the second review with the County, and County staff expects approval within the next few weeks. The applicant felt that a metropolitan district is necessary in order to help finance the infrastructure and services for the proposed East Virginia Village development.

## **II. DISCUSSION**

Staff review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, a review of pertinent State Statutes, an analysis of referral comments, and other issues.

### **1. *Comprehensive Plan:***

The Comprehensive Plan/Four Square Mile Sub-Area Plan designates this site as suitable for single family with a density of 1-12 dwelling units per acre. The service plan will help provide infrastructure and services to the proposed East Virginia Village development.

### **2. *Ordinance Review/State Code Evaluation:***

The County Land Development Code does not provide specific regulations for special districts, so staff evaluates such requests in accordance with provisions of Colorado Revised Statutes (C.R.S.). The statutory requirements include a statement of introduction and general overview, the stated need for the service district or amendment, including the powers of the District, and a specific description of facilities and improvements. The State Code gives the BoCC significant power whether or not to recommend approval of the creation of a quasi-governmental jurisdiction within its boundaries.

*The applicant has provided the stipulated information.*

Subsection 32-1-203(2) of the C.R.S. requires that the Board of County Commissioners shall DISAPPROVE an application for a service district unless satisfactory evidence is provided to the Board in response to the following four criteria. The applicant's responses are below (*Italic font*). Following the applicant's responses are Staff responses based on analysis of application SD21-001:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

*The purpose of the District is to finance, construct, own, operate and maintain the public improvements for the project, which is commonly known as East Virginia Village. The East Virginia Village development, a residential community, is anticipated to consist of 74 single family attached units. While the public improvements constructed by the District will be constructed for the use and benefit of the inhabitants and taxpayers of the District, the general public will also receive benefits from the District's improvements including a small park with a shelter pavilion and play set.*

In order to provide sufficient infrastructure and services for the East Virginia Village development, the proposed District appears to be necessary. The

proposed District provides a mechanism to install required services and infrastructure.

2. The existing service in the area to be served by the District is inadequate for present and projected needs;

*The County does not consider it feasible or practical to provide the property within the District (the "Property") with the improvements and facilities described in this Service Plan. Presently, the Property is without adequate services to meet the existing zoning needs of the Property. Therefore, it is necessary that the District be organized to provide its taxpayers and inhabitants with those public improvements described in the Service Plan.*

There are currently some services in the area of the proposed East Virginia Village development. The existing services in the area are inadequate for the proposed development and are therefore proposed to be provided through the new District.

3. The District is capable of providing economical and sufficient service to the area within its boundaries;

*The formation of the District would ensure that the public improvements and other services are sufficient, economical, and built in a reasonable period of time for the benefit of the property owners in the community.*

The proposed service plan appears to be capable of providing sufficient future services to this area.

4. The area included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;

*The estimated costs of the facilities to be constructed, installed and/or acquired by the District are set forth in the Service Plan as Exhibit E. The Financial Plan demonstrates the issuance of the debt and the anticipated repayment based on the projected development within the District boundaries. The Financial Plan demonstrates that, at various projected levels of development, the District has the ability to finance the facilities identified herein and will be capable of discharging the proposed indebtedness on a reasonable basis.*

The applicant has provided information that appears to show that the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis. The County hired Hilltop Securities, Inc. to review the financial aspects of the service plan. Jason Simmons, with Hilltop Securities, Inc. provided initial comments in early November of 2020. In his memo, attached to this report, he stated the Financial Plan seems reasonable and capable of extinguishing the bonds issued by the District. He recommended the applicant provide a limit as to the time frame debt issued by the District or a limit on the number of years the District can impose the debt service mill levy. He also recommended a

maximum limit on the mill levy that can be imposed for Operation and Maintenance expenses. The applicant revised the Financial Plan to include a 40 year limit on the mill levy unless the majority of the Board of Directors of the District are residents of the District and have voted in favor of a refunding of a part or all of the debt.

Subsection 32-1-203(2.5) of the C.R.S. requires that the Board of County Commissioners may DISAPPROVE an application for service district unless satisfactory evidence is provided to the Board in response to the following five criteria. The applicant's responses are below (*Italic font*). Following are Staff responses based on analysis of application SD21-001:

*The applicant has provided the stipulated information.*

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

*The proposed improvements are not, and upon information and belief, do not appear to be available to the area through the County or other existing municipality or quasi-municipal corporation, including special districts, within a reasonable time and on a comparable basis.*

Adequate service is not or does not appear to be available through Arapahoe County, or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis, as proposed by the Metropolitan District.

2. The facility and service standards of the District are compatible with the facility and service standards of Arapahoe County and for each municipality in which the District is located and for each municipality which is an interested party under sub-section 32-1-204(1) of the C.R.S.

*All facilities and services proposed will be constructed in accordance with the standards and specifications of Arapahoe County, the State of Colorado and all other appropriate jurisdictions. The Property is within the South Metro Fire Rescue Protection District, Cherry Creek School District No. 5, and Cherry Creek Valley Water and Sanitation District. In addition, the property will be served by Denver Wastewater.*

The applicant has indicated that the facilities, infrastructure, and services will meet County standards.

3. The proposal is in substantial compliance with a master plan adopted pursuant to sub-section 30-28-108 of the C.R.S.

*The Developer of the project has thoroughly reviewed the Arapahoe County Comprehensive Plan (the "Comprehensive Plan") and is aware of the purpose of the*

*Compressive Plan as outlined therein. The proposal is compatible with the community vision for the future and complies with the policies necessary to achieve the County's goals as expressed in the Comprehensive Plan. In addition, the development shall comply with the processes utilized by the County including, but not limited to, an approved final plat, specific development plan, and administrative site plan.*

The service plan appears to be in compliance with the Arapahoe County Comprehensive Plan; the proposed development density of 10.98 dwelling units per acre aligns with the Four Square Mile Sub-Area Plan's recommendation for 1-12 dwelling units per acre.

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

*The Property is within the Cherry Creek Valley Water and Sanitation District, and will also be served by Denver Wastewater, and is subject to their respective design standards.*

Staff is not aware of a conflict with this provision.

5. The creation of the proposed special district will be in the best interest of the area proposed to be served.

*As summarized below, the creation of the proposed East Virginia Village Metropolitan District is in the best interest of the area to be served:*

- *A special district can raise funds for public infrastructure through municipal bonds (or other governmental grant or loan programs if applicable) with favorable rates and terms not available to private entities.*
- *Special districts are exempt from sales, use and other taxes for equipment, supplies and services allowing lower overhead costs.*
- *A special district is not in the business of making a profit from the facilities and services provided.*
- *Specific statutes govern the expenditures and revenues of special districts.*
- *State-obligated budget, audit and other financial filing and reporting requirements provide regulatory oversight of a special district's operations.*
- *A special district is governed by local control over the services that are provided on a community basis.*
- *The special district is responsive and accountable for decisions through the election and public hearing processes.*
- *The business of the special district is conducted at public meetings.*
- *Special districts enjoy governmental immunity against certain legal actions thus avoiding expensive lawsuits and corresponding tax or fee increases.*
- *Because of its local nature, a special district is often better able to address issues of local concern to the community than could a larger county or municipality.*



Staff finds that the proposed special district will be in the best interest of the area proposed to be served, based primarily on the need for infrastructure to serve the proposed residential units.

### **3. Referrals**

Staff sent referrals to the appropriate agencies after receiving the application on January 6, 2021. Staff is awaiting comment from SEMSWA, the Four Square Mile Area group and additional comments from, Hilltop Securities. SEMSWA and the Four Square Mile Area group have reviewed the GDP, SDP, PP, PF and ASP and did not provide any substantial comments. Staff expects comments from referral agencies prior to the scheduled public hearing and will update the Planning Commission with any referral comments received at the time of the public hearing. Comments received, as of January 11, 2021, as a result of the referral process are as follows:

County Engineer	Awaiting referral response
County Attorney	The Attorney's office reviewed the draft plan and discussed concerns with the applicant.
SEMSWA	Awaiting referral response
Hilltop Securities, Inc., Jason Simmons	See letter dated 11/9/2020 for initial referral response. The applicant revised submittal is under review by Hilltop. Hilltop will provide additional comments if necessary.
Four Square Mile Area and Neighborhood Group	Awaiting referral response

### **III. STAFF FINDINGS**

Staff has reviewed the plans and supporting documentation and the referral comments in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, the development ordinances, C.R.S. criteria, and analysis of referral comments, our findings include:

1. C.R.S. 32-1-203(2) requires that the Board of County Commissioners SHALL disapprove the service plan unless evidence satisfactory to the Board of each of the (criteria) is presented. The applicant appears to have provided sufficient documentation to support the District service plan in accordance with this Statute criteria.
2. There are existing and projected needs for infrastructure and organized services in the area of the proposed district.
3. C.R.S 32-1-203(2.5) requires that the Board of County Commissioners MAY disapproved the service plan unless evidence satisfactory to the Board of any of the other criteria, at the discretion of the Board, is not presented. The applicant appears to have provided sufficient documentation to support the proposed district service plan in accordance with this Statute criteria.

4. Adequate service is not available through Arapahoe County or other special districts for the proposed development.
5. The proposed special districts appear to be in the best interest of those who will be served.
6. The applicant appears to have met the procedural requirements for the service plan and associated special district.

#### **IV. STAFF RECOMMENDATION**

Considering the findings and other information provided herein, staff recommends APPROVAL of Case No. SD21-001, East Virginia Village Service Plan, subject to the following conditions of approval:

1. The applicant will make changes or modifications to the Service Plan as recommended by the Planning Division.
2. The applicant will address any internal or external referral comments.

Staff recommendation for approval is based upon:

- The proposed use conforms to the criteria outlined in subsection 32-1-203(2) and (2.5) of the Colorado Revised Statutes as long as the proposed developments are approved; and
- Staff Findings 1 through 6.

#### **V. DRAFT MOTION**

**RECOMMEND APPROVAL WITH CONDITIONS** (consistent with Staff Recommendation): In the case of SD21-001, East Virginia Village Metropolitan District Service Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report.

*Staff provides the following Draft Motions as guidance in preparing an alternative motion if the Planning Commission reaches a different determination:*

#### **Alternative Motions:**

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

#### **RECOMMEND DENIAL:**

In the case of SD21-001, East Virginia Village Metropolitan District Service Plan, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *[State which of the criteria under CRS 32-1-203(2) or (2.5) that the proposed service plan fails to meet as the basis for a recommendation of denial.]”*



**Motion to Continue:**

In the case of SD21-001, East Virginia Village Metropolitan District Service Plan, I move to **continue** the **[public hearing for] [action on]** this item to **[Date, 2021]**, date certain, 6:30 p.m., at this same location, **[to obtain additional information] [to further consider information presented during the public hearing]**.

Attachments:

Service Plan for the East Virginia Village Metropolitan District  
Cost Estimate for the East Virginia Village Metropolitan District  
Hilltop Security Initial Review Memo dated 11/9/2021

**SERVICE PLAN  
FOR  
EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT  
ARAPAHOE COUNTY, COLORADO**

Prepared

By

McGeady Becher P.C.  
450 East 17<sup>th</sup> Avenue, Suite 400  
Denver, Colorado 80237

Pre-Submittal: October 6, 2020  
Formal Submittal: January 5, 2021

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## **LIST OF EXHIBITS**

<b>EXHIBIT A</b>	Legal Description
<b>EXHIBIT B</b>	Boundary Map
<b>EXHIBIT C</b>	Vicinity Map
<b>EXHIBIT D</b>	Description of Public Improvements
<b>EXHIBIT E</b>	Cost Estimate
<b>EXHIBIT F</b>	Financial Plan

## **I. INTRODUCTION**

### **A. Purpose and Intent.**

The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material matter from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

The District is not being created to provide ongoing operations and maintenance services other than as specifically set forth in this Service Plan.

### **B. Need for the District.**

There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

### **C. Objective of the County Regarding District's Service Plan.**

The County's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy for commercial and residential properties, and/or repaid by Fees, as long as such Fees are not imposed upon or collected from Taxable Property owned or occupied by an End User for the purpose of creating a capital cost payment obligation as further described in Section V.A.7. Debt, which is issued within these parameters and as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances. The primary purpose is to provide for the Public Improvements associated with development and regional needs. Operational activities are allowed as set forth in this Service Plan.

It is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, and if the District has authorized operating functions, to retain only the power necessary to impose and collect taxes or Fees to pay for these costs.

The District shall be authorized to finance the Public Improvements that can be funded from Debt to be repaid from Fees or from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy on commercial and residential properties and which shall not exceed the Maximum Debt Mill Levy Imposition Term on residential properties.. It is the intent of this Service Plan to assure to the extent possible that no commercial or residential property bear an economic burden that is greater than that associated with the Maximum Debt Mill Levy Imposition Term in duration even under bankruptcy or other unusual situations. Generally, the cost of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

## **II. DEFINITIONS**

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

Approved Development Plan: means a Framework Development Plan or other process, including but not limited to the approved Final Plat, Specific Development Plan and Administrative Site Plan for the Project, established by the County for identifying, among other things, Public Improvements necessary for facilitating development for property within the Service Area as approved by the County pursuant to its codes and regulations, as amended.

BOCC: means the Board of County Commissioners, Arapahoe County, Colorado.

Board: means the board of directors of the District.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy, and/or collect Fee revenue.

County: means the County of Arapahoe, Colorado.

District: means the East Virginia Village Metropolitan District.

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

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



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

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Section V.A.7. below.

Financial Plan: means the Financial Plan described in Section VI which describes (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map.

Initial District Boundary Map: means the map attached hereto as **Exhibit B**, describing the District's initial boundaries.

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

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

Project: means the development or property commonly referred to as East Virginia Village.

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

Service Area: means the property within the Initial District Boundary Map.

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

Service Plan Amendment: means an amendment to the Service Plan approved by the County in conjunction with the County, subject to the appropriate statutory procedures.

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

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the District.

### **III. BOUNDARIES**

The area of the Initial District Boundaries includes approximately six and eight thousand five hundred eighty-one ten-thousandths (6.8581) acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A**. A boundary map is attached hereto as **Exhibit B**. A vicinity map is attached hereto as **Exhibit C**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S., subject to the limitations set forth in Section V below.

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

The Service Area consists of approximately six and eight thousand five hundred eighty-one ten-thousandths (6.8581) acres of residential land. The current assessed valuation of the Service Area is \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately one hundred eighty-five (185) people based upon 2.5 persons per single family unit.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

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

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

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. **Fire Protection Limitation.** The District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with South Metro Fire Rescue Protection District. The authority to plan for, design, acquire, construct, install, relocate, redevelop or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

2. **Construction Standards Limitation.** The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the County and of other governmental entities having proper jurisdiction. The District will obtain the County's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

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

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

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

4. Overlap Limitation. The District shall not consent to the organization of any other district organized under the Special District Act within the Service Area which will overlap the boundaries of the District unless the aggregate mill levy for payment of Debt of such proposed districts will not at any time exceed the Maximum Debt Mill Levy of the District.

5. Initial Debt Limitation. On or before the effective date of approval by the County of an Approved Development Plan, the District shall not: (a) issue any Debt; nor (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; nor (c) impose and collect any Fees used for the purpose of repayment of Debt.

6. Total Debt Issuance Limitation. The District shall not issue Debt in excess of Ten Million Dollars (\$10,000,000).

7. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for operations and maintenance. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

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

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

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

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

Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S. and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the County as part of a Service Plan Amendment.

10. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the District which violate the limitations set forth in V.A.1-9 above or in VI.B-G. shall be deemed to be material modifications to this Service Plan and the County shall be entitled to all remedies available under State and local law to enjoin such actions of the District. All amendments or modifications to this Service Plan shall only be made in compliance with all applicable requirements of the Special District Act.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area and is approximately Three Million Five Hundred Thousand Dollars (\$3,500,000). The estimated costs of the Improvements to be designed, constructed, and installed to serve the Development are approximately as set forth in **Exhibit E** attached hereto. A general description and preliminary engineering sketch of the facilities to be constructed and/or acquired are set forth in **Exhibit D** attached hereto. Subject to the debt limitations provided for in Section VI, the District will be authorized to fund any combination of the Improvements.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the County and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

## **VI. FINANCIAL PLAN**

### **A. General.**

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed Ten Million Dollars (\$10,000,000) and shall be permitted to be issued on a schedule and in such year or years as the District determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes and Fees to be imposed upon all Taxable Property within the District. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time.

The District will seek authority from its electorate to incur general obligation debt for various purposes in an amount not to exceed Ten Million Dollars (\$10,000,000). The amount of voter authority to be sought exceeds the total debt set forth in the Financial Plan. This allows for the utilization of alternative financing mechanisms, unforeseen contingencies, increases in construction costs due to inflation, expansions of the Financing Districts' boundaries, and to cover all issuance costs, including capitalized interest, reserve funds, discounts, legal fees and other incidental costs of issuance.

### **B. Maximum Voted Interest Rate and Maximum Underwriting Discount.**

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

### **C. Maximum Debt Mill Levy.**

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

1. For the portion of any aggregate District's Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty five and six hundred sixty-four thousandths (55.664) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below; provided that if, on or after January 1, 2020, there are changes in the method of calculating assessed valuation or any 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 for changes occurring after January 1, 2020, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

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

3. For purposes of the foregoing, once Debt has been determined to be within Section VI.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

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

D. Maximum Debt Mill Levy Imposition Term.

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

E. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy as adjusted per Section VI.C.1 above, or for residential property within the District, the Maximum Debt Mill Levy Imposition Term.

F. Debt Instrument Disclosure Requirement.

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

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

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, a developer of property within the boundaries of the District.

G. Security for Debt.

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

H. TABOR Compliance.

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

I. Covenant Enforcement and Design Review.

In accordance with Section 32-1-1004(8), C.R.S., the District shall have the power to provide covenant enforcement and design review services within the Project if the District and the governing body of a master association or similar body contract for such services, or if the declaration, rules and regulations, or any similar document containing the covenants to be enforced for the area within the District name the District as the enforcement or design review entity. The District shall have the power to provide covenant enforcement and design review services only if revenues used to provide such services are derived from the area in which the service is furnished.

J. Operations and Maintenance/Estimated Costs.

Subject to the applicable warranty, the District intends to dedicate certain facilities constructed or acquired, to the appropriate jurisdiction for operations and maintenance. Certain Public Improvements completed by the District may be owned, operated and/or maintained by the District. It is anticipated that the District will impose an operation and



maintenance mill levy to cover the operating costs of the District. The District shall be authorized to impose a system of fees, rates, tolls, penalties or charges in connection with its provision of services. The Financial Plan projects that the District will have sufficient revenue to pay for its ongoing operations and maintenance expenses. If necessary, however, the District reserves the right to 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.

Prior to the District having sufficient revenue to cover its ongoing operations and maintenance expenses, the developer of property within the Development (the "Developer") will advance funds to the District. The District will have the authority to repay the Developer for amounts advanced for operations and maintenance expenses, together with interest thereon.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be Fifty Thousand Dollars (\$50,000), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be One-Hundred Thousand Dollars (\$100,000) which is anticipated to be derived from property taxes and other revenues.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

## **VII. ANNUAL REPORT**

### **A. General.**

The District shall be responsible for submitting an annual report to the County no later than October 1st of each year following the year in which the Order and Decree creating the District has been issued.

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

The annual report shall include information as to any of the following:

1. Changes to the District's boundaries as of December 31 of the prior year;
2. Intergovernmental agreements entered into by the District during the prior year;
3. Rules and regulations, if any, as of December 31 of the prior year;
4. Notice of any pending litigation involving the District;

5. Status of the District's construction of public improvements as of December 31 of the prior year;
6. Assessed valuation of the District for the current year;
7. Current year budget;
8. Audited financial statements for the prior year, if required by statute, or audit exemption for such year; and
9. Notice of any uncured default under any bond documents.

#### **VIII. DISSOLUTION**

Upon an independent determination of the County that the purposes for which the District was created have been accomplished, the District agrees to file petitions in the appropriate District Court for dissolution, pursuant to the applicable State statutes. In no event shall a dissolution occur until the District has provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

#### **IX. DISCLOSURE TO PURCHASERS**

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, Fees, tolls and charges.

#### **X. CONCLUSION**

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

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

6. The facility and service standards of the District 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), C.R.S.

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.

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

**EXHIBIT A**  
**Legal Description**

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND THE A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, ALL IN TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE WESTERLY RIGHT-OF-WAY LINE QUEBEC STREET DESCRIBED AS PARCEL 5, PROJECT NUMBER STU-C100-019, RECORDED UNDER RECEPTION NO. B6076510 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, BEING MONUMENTED AT BOTH ENDS BY A 3-1/4" ALUMINUM CAP STAMPED "STU-100019 2007" SAID LINE BEARING S00°54'49"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHEASTERLY CORNER OF LYNWOOD NO. 9 RECORDED UNDER RECEPTION NO. 67352 IN THE RECORDS OF THE DENVER COUNTY CLERK AND RECORDER;

THENCE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COLORADO AVENUE, N89°36'25"E A DISTANCE OF 252.20 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH QUEBEC STREET RECORDED UNDER RECEPTION NO. B6076510;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, S00°54'49"E A DISTANCE OF 1,095.07 FEET;

THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, THE FOLLOWING TWO (2) COURSES:

1. S89°33'44"W A DISTANCE OF 162.43 FEET;
2. S00°11'08"E A DISTANCE OF 185.08 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST ASBURY AVENUE;

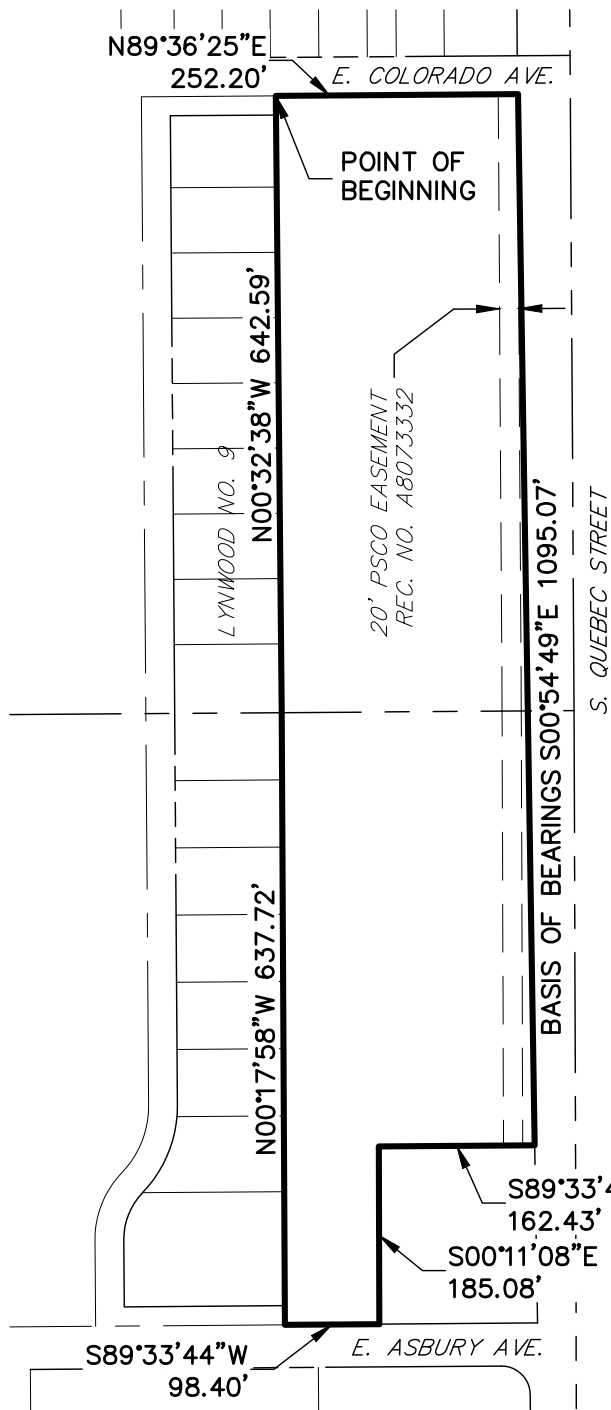
THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°33'44"W A DISTANCE OF 98.40 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LYNWOOD NO. 9;

THENCE ON SAID EASTERLY LINE, THE FOLLOWING TWO (2) COURSES:

1. N00°17'58"W A DISTANCE OF 637.72 FEET;
2. N00°32'38"W A DISTANCE OF 642.59 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.8581 ACRES MORE OR LESS:

**EXHIBIT B**  
**Boundary Map**



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

SITE DESCRIPTION  
 QUEBEC AND COLORADO  
 PROJECT NO.: 16020.00  
 DATE: 09/29/2020



**J-R ENGINEERING**

A Westrian Company

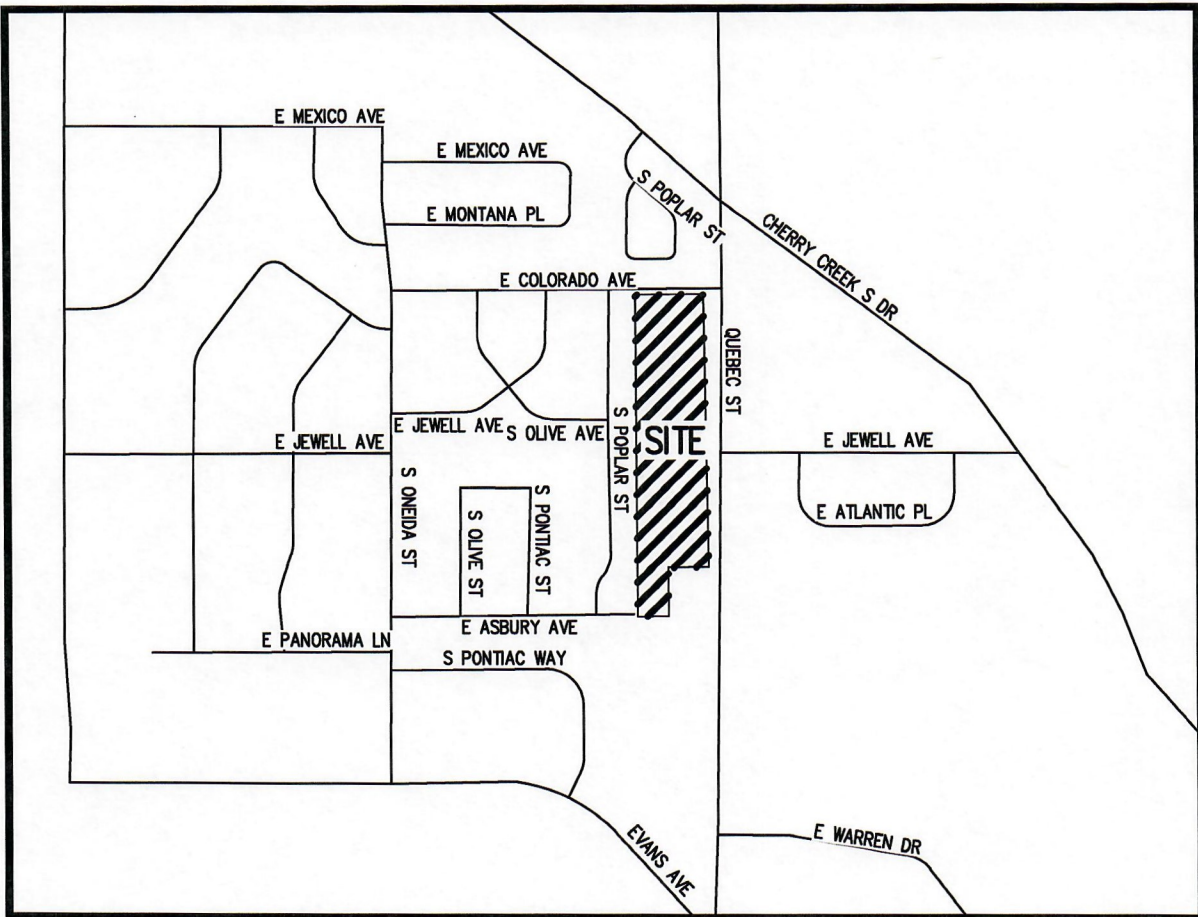
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • [www.jrengineering.com](http://www.jrengineering.com)



## **EXHIBIT C**

### **Vicinity Map**

## East Virginia Village Metropolitan District Vicinity Map



**VICINITY MAP**  
SCALE: 1"=400'

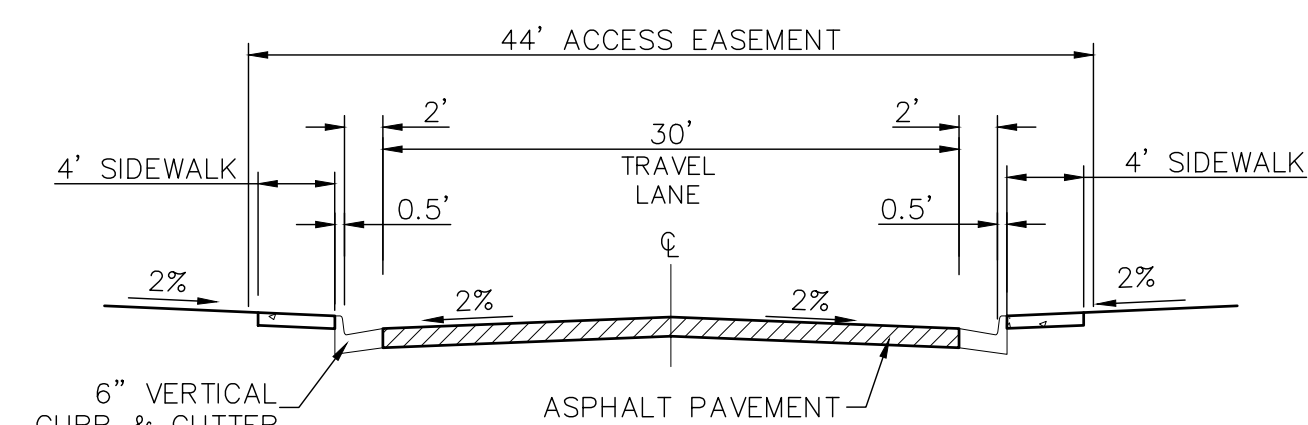
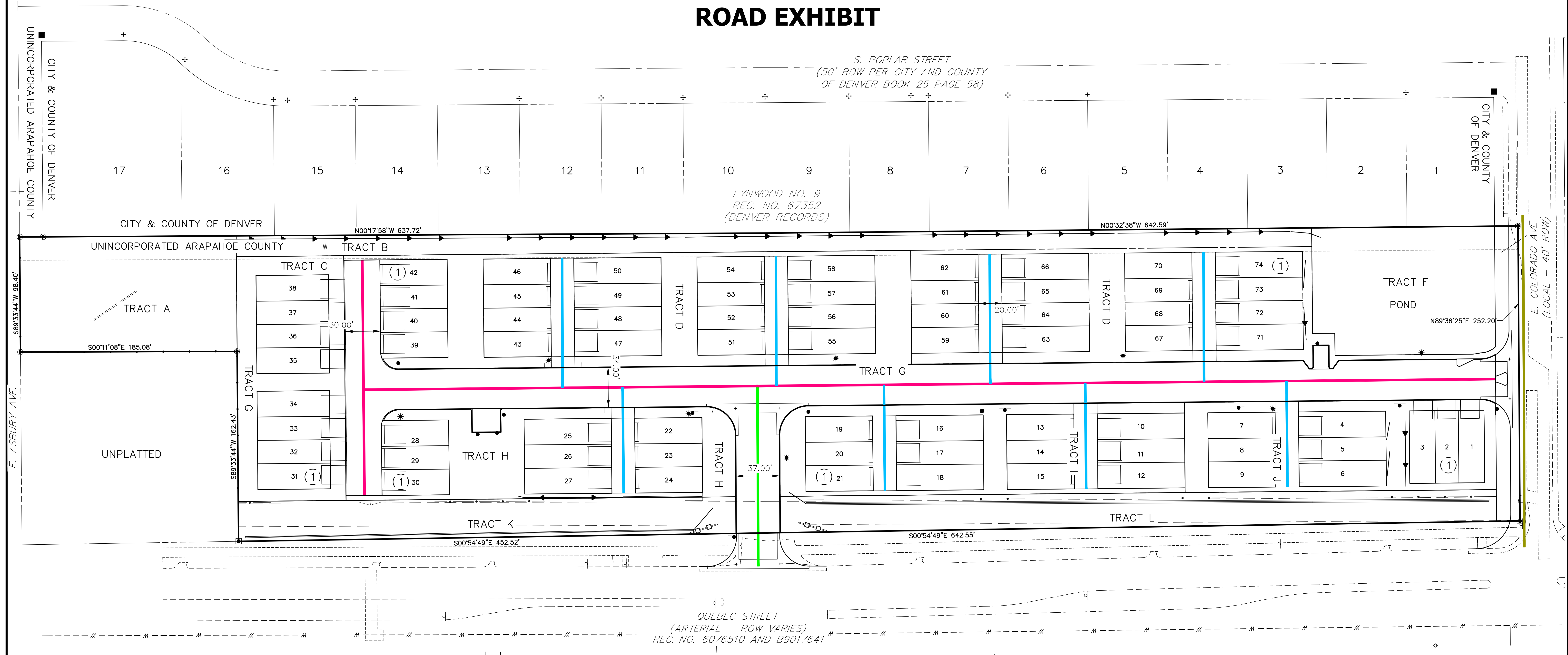
## **EXHIBIT D**

### **Description of Public Improvements**

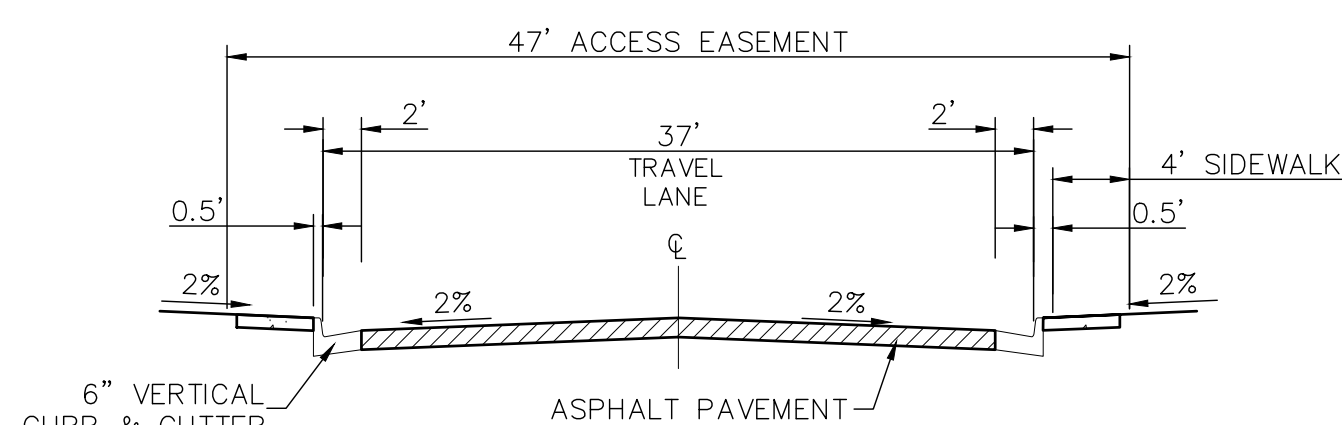
# EAST VIRGINIA VILLAGE

SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 29,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

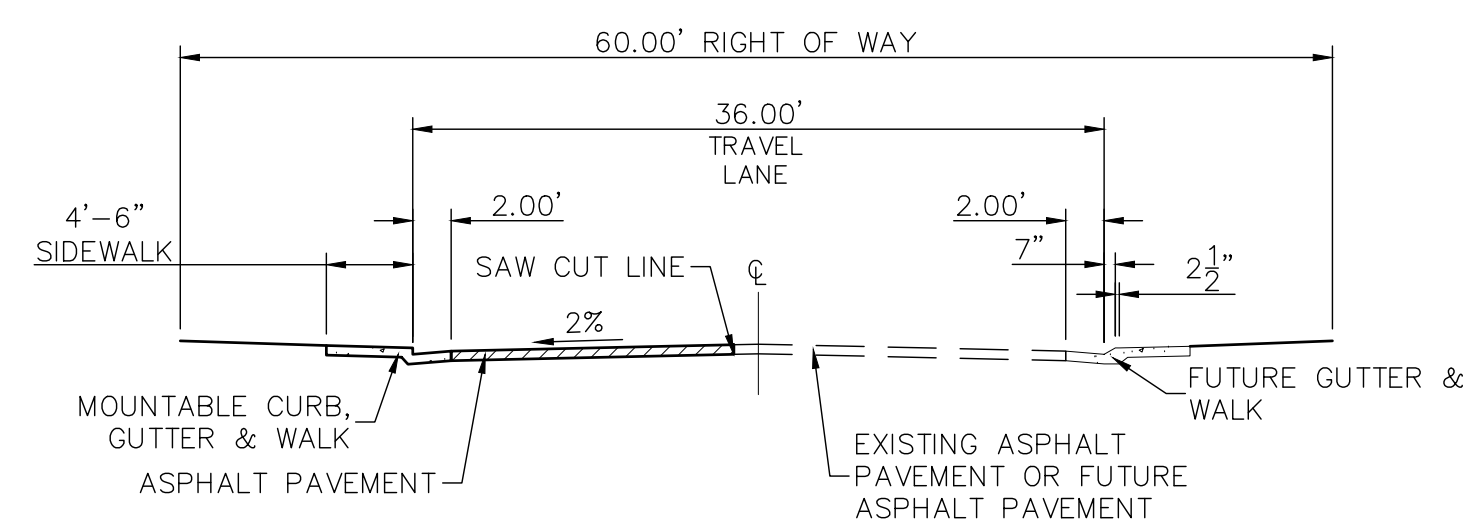
## ROAD EXHIBIT



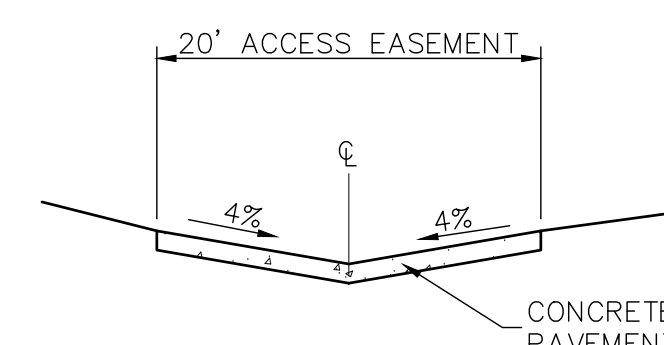
TYPICAL STREET SECTION



MAIN ENTRANCE TYPICAL SECTION



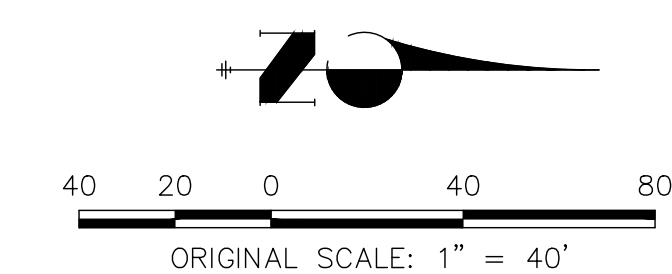
SOUTH COLORADO AVENUE WIDENING



TYPICAL ALLEY SECTION

### LEGEND

- MAIN ENTRANCE
- STREET
- ALLEY
- OFFSITE



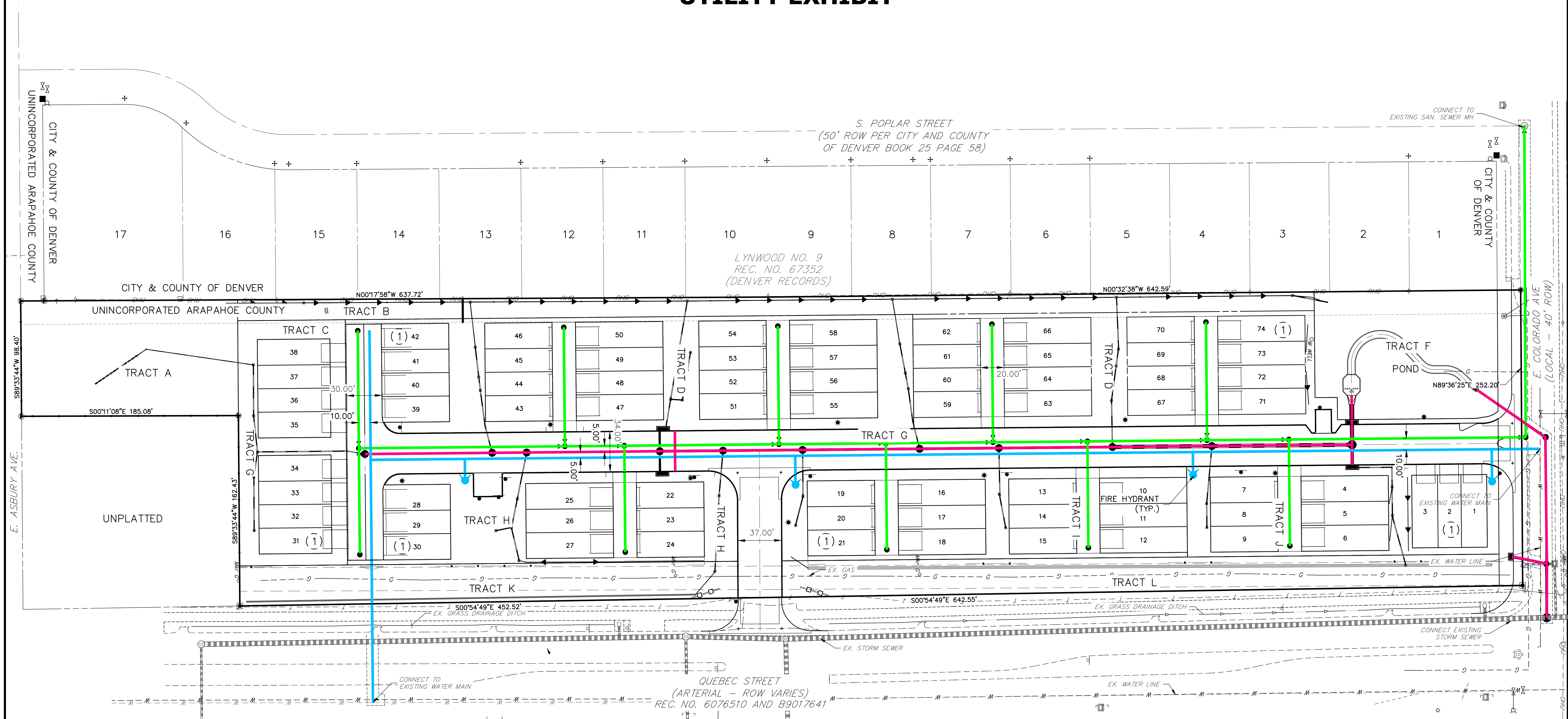
ROAD EXHIBIT  
EAST VIRGINIA VILLAGE  
JOB NO. 16020.00  
9/10/2020  
SHEET 1 OF 1

**J-R ENGINEERING**  
A Westrian Company

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**EAST VIRGINIA VILLAGE**  
SOUTHEAST 1/4 OF SECTION 20 AND THE NORTHEAST 1/4 OF SECTION 29,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
**UTILITY EXHIBIT**



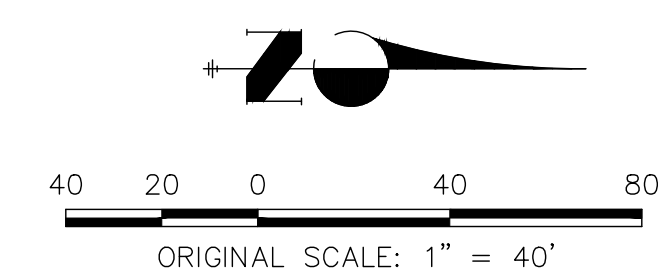
**LEGEND**

- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER MAIN

UTILITY EXHIBIT  
EAST VIRGINIA VILLAGE  
JOB NO. 16020.00  
9/10/2020  
SHEET 1 OF 1



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**EXHIBIT E**  
**Cost Estimate**

## ENGINEER'S PROBABLE COST OPINION

**East Virginia Village**

District Improvement

Arapahoe County, Colorado

9/10/2020

Job No. 16020.00

Prepared by:

JR ENGINEERING

7200 Alton Way, Suite C400; Centennial, CO 80112

				<u>ESTIMATED</u>			
				<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>1. Offsite Street Improvements</b>							
A	Asphalt 9"	Area	312 SY	161	TON	\$85.00	\$13,724.10
B	Curb And Gutter			543	LF	\$29.00	\$15,747.00
C	Detached Sidewalk 10' (wide) (6")			1,178	SY	\$54.00	\$63,600.00
D	Attached Sidewalk 5' (wide) (6")			139	SY	\$54.00	\$7,530.00
E	Ramp			5	EA	\$3,980.00	\$19,900.00
F	Concrete Cross Pan			3	EA	\$2,800.00	\$8,400.00
G	Signs (Estimated)			4	EA	\$685.00	\$2,740.00
H	Sawcut			326	LF	\$2.00	\$652.00
I	Asphalt Removal			312	SY	\$22.00	\$6,864.00
J	Existing Ramps Removal			3	EA	\$2,000.00	\$6,000.00
K	Existing Concrete Crosspan Removal			1	EA	\$2,000.00	\$2,000.00
L	Traffic Control			10	DY	\$1,200.00	\$12,000.00
M	Mobilization			1	LS	\$25,000.00	\$25,000.00
<b>Subtotal</b>							\$184,157.10
<b>2. Water System</b>							
A	8" PVC Water Main			1,311	LF	\$55.00	\$72,105.00
B	8" Fittings			1,311	LF	\$15.00	\$19,665.00
C	Fire Hydrant			4	EA	\$7,988.00	\$31,952.00
D	Sawcut			141	LF	\$2.00	\$282.00
E	Asphalt 9"	Area	67 SY	35	TON	\$85.00	\$2,947.16
F	Existing Asphalt Removal			67	SY	\$22.00	\$1,474.00
G	Pressure Testing			1	EA	\$12,000.00	\$12,000.00
H	Connection to Ex. WM			2	EA	\$2,000.00	\$4,000.00
<b>Subtotal</b>							\$144,425.16
<b>3. Sanitary System</b>							
A	8" PVC San. Main			2,222	LF	\$58.00	\$128,876.00
B	4' Manhole			20	EA	\$4,500.00	\$90,000.00
C	Sawcut			406	LF	\$2.00	\$812.00
D	Asphalt 9"	Area	248 SY	128	TON	\$85.00	\$10,908.90
E	Existing Asphalt Removal			248	SY	\$22.00	\$5,456.00
F	Connection to Ex. Sanitary			1	EA	\$4,800.00	\$4,800.00
<b>Subtotal</b>							\$240,852.90
<b>4. Storm Sewer System</b>							
A	18" RCP Storm Sewer			503	LF	\$52.00	\$26,156.00
B	24" RCP Storm Sewer			433	LF	\$66.00	\$28,578.00
C	19"X30" HERCP			20	LF	\$165.00	\$3,300.00
D	24"X38" HERCP			224	LF	\$170.00	\$38,080.00
E	29"X45" HERCP			23	LF	\$185.00	\$4,255.00
F	4' Manhole			10	EA	\$4,850.00	\$48,500.00
G	5' Manhole			3	EA	\$6,350.00	\$19,050.00
H	Concrete Box Manhole			1	EA	\$10,000.00	\$10,000.00
I	5' Inlet			1	EA	\$7,000.00	\$7,000.00
J	10' Inlet			4	EA	\$9,400.00	\$37,600.00
K	29"X45" FES w/Head Wall and Footer (Estimated)			1	EA	\$7,000.00	\$7,000.00
L	Sawcut			446	LF	\$2.00	\$892.00
M	Asphalt 9"	Area	253 SY	131	TON	\$85.00	\$11,128.84
N	Existing Asphalt Removal			253	SY	\$22.00	\$5,566.00
O	Forebay			1	EA	\$10,000.00	\$10,000.00
P	Riprap (2' Deep)			96	SY	\$85.00	\$8,160.00
Q	Pond (Estimated Earthwork)			1	EA	\$15,000.00	\$15,000.00
R	Concrete Pan and Channel in Pond			294	SY	\$40.00	\$11,777.78
S	Outlet (Estimated)			1	EA	\$15,000.00	\$15,000.00
<b>Subtotal</b>							\$307,043.62

				<u>ESTIMATED</u>			
				<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>5. Street (on-site)</b>							
A	Asphalt 7"	Area	4367 SY	1,758	TON	\$85.00	\$149,405.99
B	4' Attached Sidewalk (6")			876	SY	\$40.00	\$35,057.78
C	Curb and Gutter			2,561	LF	\$26.00	\$66,586.00
D	Concrete Driveway and Alley			5,357	SY	\$40.00	\$214,280.00
						<b>Subtotal</b>	<b>\$465,329.77</b>
<b>6. Other (on-site)</b>							
A	Fence			2,630	LF	\$50.00	\$131,500.00
B	5' Concrete Sidewalk (6" )			2,017	SY	\$40.00	\$80,693.33
C	Retaining Wall (MSE) (estimated 4' H)			472	SF	\$40.00	\$18,880.00
D	Earthwork (On-site)			9,580	CY	\$2.75	\$26,345.00
E	Earthwork (Import)			5,019	CY	\$10.00	\$50,190.00
F	Erosion Control			1	EA	\$50,000.00	\$50,000.00
G	Traffic Sign (Estimate)			25	EA	\$500.00	\$12,500.00
H	Ramp (Ramp and Run-Down)			9	EA	\$2,400.00	\$21,600.00
I	Street Light (Estimated)			6	EA	\$7,500.00	\$45,000.00
						<b>Subtotal</b>	<b>\$436,708.33</b>
						<b>Construction Subtotal</b>	<b>\$1,778,516.88</b>
Construction Contingency (15%)							\$266,777.53
						<b>Construction Total</b>	<b>\$2,045,294.41</b>
<b>7. Soft Costs (Not including district management, financial, or legal expense)</b>							
A	Design - 4% of Construction Costs						\$81,811.78
B	Mobilization - 1.5% of Construction Costs						\$30,679.42
C	Geotech - 2% of Construction Costs						\$40,905.89
D	Permits - 2% of Construction Costs						\$40,905.89
E	General Contractor - 10% of Construction Costs						\$204,529.44
F	Performance, Payment, and Warranty Bond - 1.5%						\$30,679.42
G	Survey - 2% of Construction Costs						\$40,905.89
						<b>Subtotal</b>	<b>\$470,417.71</b>
						<b>Total:</b>	<b>\$2,515,712.12</b>



Cost Estimate  
East Virginia Village Landscape Estimate

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Irrigation:</u></b>				
1	Drip & Spray Emitters	110,462	SF	\$1.00	\$110,462.00
				<b>Subtotal</b>	<b>\$110,462.00</b>

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Site Fixtures:</u></b>				
1	Play Equipment 1 (Balancing Course)	1	EA	\$20,000.00	\$20,000.00
2	Play Equipment 2 & 3 (Log Course & Cobweb Hollow)	1	EA	\$15,000.00	\$15,000.00
3	Shade Trellis	1	EA	\$45,000.00	\$45,000.00
4	Grill	1	EA	\$1,300.00	\$1,300.00
5	Picnic Table	2	EA	\$2,490.00	\$4,980.00
6	Bench	2	EA	\$1,290.00	\$2,580.00
7	Trash Receptacle	3	EA	\$1,130.00	\$3,390.00
8	Pet Wate Station	2	EA	\$500.00	\$1,000.00
9	Fence-6' Wood Privacy	1,365	LF	\$45.00	\$61,425.00
10	Fence-6' Concrete	601	LF	\$140.00	\$84,140.00
11	Fence-6' Iron	834	LF	\$60.00	\$50,026.80
12	Fence-4' Iron	2,394	LF	\$40.00	\$95,760.00
13	Entry Monument	2	EA	\$25,000.00	\$50,000.00
				<b>Subtotal</b>	<b>\$434,601.80</b>

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Landscape and Plant Material:</u></b>				
1	Canopy Tree 2" Cal.	42	EA	\$500.00	\$21,000.00
2	Evergreen Tree 6-8' Ht.	35	EA	\$600.00	\$21,000.00
3	Ornamental Tree 2" Cal.	34	EA	\$450.00	\$15,300.00
4	Deciduous Shrub 1 Gal.	31	EA	\$18.00	\$558.00
5	Deciduous Shrub 3 Gal.	113	EA	\$35.00	\$3,955.00
6	Deciduous Shrub 5 Gal.	1,035	EA	\$45.00	\$46,575.00
7	Evergreen Shrub 5 Gal.	495	EA	\$55.00	\$27,225.00
8	Evergreen Shrub 10 Gal.	26	EA	\$95.00	\$2,470.00
9	Ornamental Grass 1 Gal.	693	EA	\$25.00	\$17,325.00
10	Perennial 1 Gal.	133	EA	\$15.00	\$1,995.00
11	Sod	52,375	SF	\$0.80	\$41,900.00
12	Seed - Foothills Mix	15,426	SF	\$0.12	\$1,851.12
13	Mulch	42,661	SF	\$1.20	\$51,193.20
14	Soil Prep/Fine Grading with 3.5YD's per 1000 SF	110,462	SF	\$0.10	\$11,046.20
15	Steel Edger	2,534	LF	\$4.00	\$10,136.00
				<b>Subtotal</b>	<b>\$273,529.52</b>

**Sub-Total**      **\$818,593.32**  
*Warrantee 20%*      *\$163,718.66*  
**TOTAL**      **\$982,311.98**

Cost Estimate Approved By:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date

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

January 5, 2021

Proposed East Virginia Village Metropolitan District  
Attention: Elisabeth Cortese  
McGeady Becher P.C.  
450 E. 17<sup>th</sup> Avenue, Suite 400  
Denver, CO 80203-1254

***RE: Proposed East Virginia Village Metropolitan District***

We have analyzed the bonding capacity for the proposed East Virginia Village Metropolitan District ("the District"). The analysis presented summarizes and presents information provided on behalf of Century Communities ("the Developer") and does not include independently verifying the accuracy of the information or assumptions.

Residential Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2021 market values.

1. The residential development is comprised of 74 single-family homes with 7 units projected to be completed in 2021, 42 units in 2022 and 25 units in 2023. The average price is modeled at \$412,000 with a 3% annual inflation rate.

Bond Assumptions

1. The debt service mill levy target is 55.664 mills beginning in tax collection year 2022. The operations levy is shown as 57.000 mills starting in tax collection year 2022. In addition, it's assumed an annual Operations fee will cover the remaining operating budget until the mill levy collections can fully cover the budget.
2. The District is modeled to issue senior bonds in December 2021; senior bonds with a par of \$2,705,000 and an interest rate of 5.0%. At issuance, it is projected that the District will fund \$354,100 in costs of issuance, \$338,125 in capitalized interest, and \$248,115 in Reserve Funds from bond proceeds. The Underwriter's discount is modeled as 2% of par for senior bonds. The remaining \$1,764,660 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.
  - a. The Surplus Fund is sized to a maximum of \$270,500, which constitutes 10% of the 2021 senior bonds par amount.
  - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.
  - c. It is projected that 98.5% of property taxes levied will be collected and available to the District.

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

#### Refinance Assumptions

1. The District is modeled to issue refunding bonds in December 2031; senior bonds with a par of \$4,025,000, funds on hand of \$318,115 and an interest rate of 4.0% for the senior bonds. At issuance, it is projected that the District will fund \$2,645,000 to refund the Series 2021 bonds and \$200,000 in costs of issuance. The Underwriter's discount is modeled as \$30,000 for investment grade rated senior bonds. The remaining \$1,468,115 is projected to be deposited to the District's project fund to reimburse the Developer for additional eligible expenses.
  - a. The Surplus Fund is sized to a maximum of \$270,500, which constitutes 10% of the 2021 senior bonds par amount.
  - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6% to annual property tax revenues.
  - c. It is projected that 98.5% of property taxes levied will be collected and available to the District.
  - d. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
  - e. It is projected that the senior bonds will include an investment grade rating
  - f. Total senior bond par amount is sized to 100x coverage

#### Estimate of Revenue Projections for first 10 years

The debt service mill levy collection revenues over the first 10 years total \$1,133,517 plus an additional \$68,010 in specific ownership taxes associated with the debt levy for a total of \$1,201,527.

Over the same time period, the operations mill levy collection revenues total \$1,160,722 plus an additional \$69,644 in specific ownership taxes associated with the Operations levy, plus fees provide an additional \$592,000 for a total of \$1,822,366.

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

#### Risks Associated with the Bond Financing

##### Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%

- District imposes Maximum Debt Mill Levy as described in the Service Plan

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

Risks to Bondholders:

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

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

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

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

Respectfully submitted,

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



*Brooke Hutchens*

Managing Director, Public Finance

# EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT

Arapahoe County, Colorado

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## GENERAL OBLIGATION BONDS, SERIES 2021

## GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031

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### SERVICE PLAN

Bond Assumptions	Series 2021	Series 2031	Total
Closing Date	12/1/2021	12/1/2031	
First Call Date	12/1/2026	12/1/2041	
Final Maturity	12/1/2051	12/1/2061	
Discharge Date	12/1/2061	12/1/2061	
<b>Sources of Funds</b>			
Par Amount	2,705,000	4,025,000	6,730,000
Funds on Hand	0	318,115	318,115
Total	2,705,000	4,343,115	7,048,115
<b>Uses of Funds</b>			
Project Fund	\$1,764,660	\$1,468,115	\$3,232,775
Refunding Escrow	0	2,645,000	2,645,000
Debt Service Reserve	248,115	0	248,115
Capitalized Interest	338,125	0	338,125
Costs of Issuance	354,100	230,000	584,100
Total	2,705,000	4,343,115	7,048,115
<b>Bond Features</b>			
Projected Coverage	100x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	\$4,000		
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	2.00%	2.0%	
<b>District Assumptions</b>			
<b>Metropolitan District Revenue</b>			
Residential Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.96%		
<i>Current Assumption</i>	7.15%		
Debt Service Mills			
<i>Service Plan Mill Levy Cap</i>	50.000		
<i>Maximum Adjusted Cap</i>	55.664		
<i>Target Mill Levy</i>	55.664		
Specific Ownership Taxes	6.00%		
County Treasurer Fee	1.50%		
<b>Operations</b>			
Operations Mill Levy	57.000		
Total Mill Levy	112.664		

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**Development Summary**

Statutory Actual Value (2020)	Residential Development								Total Residential
	SFD 40'	Product 2	Product 3	Product 4	Product 5	Product 6	Product 7	Product 8	
	\$412,000	\$	\$	\$	\$	\$	\$	\$	
2019	-	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-	-
2021	7	-	-	-	-	-	-	-	7
2022	42	-	-	-	-	-	-	-	42
2023	25	-	-	-	-	-	-	-	25
2024	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
Total Units	74	-	-	-	-	-	-	-	74
Total Statutory Actual Value	\$30,488,000	\$	\$	\$	\$	\$	\$	\$	\$30,488,000

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**Assessed Value Calculation**

	Vacant Land		Residential				Total
	Cumulative Statutory	Assessed Value	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value
	Actual Value <sup>1</sup>	in Collection Year	Residential Units	Reassessment	Actual Value	in Collection Year	in Collection Year
		(2-year lag) 29.00%		6.00%		(2-year lag) 7.15%	(2-year lag)
2019	0		0		0		
2020	288,400		0	0	0		
2021	1,730,400	0	7		2,941,680	0	0
2022	1,030,000	83,636	42	176,501	21,121,262	0	83,636
2023	0	501,816	25		32,051,705	210,330	712,146
2024	0	298,700	0	1,923,102	33,974,807	1,510,170	1,808,870
2025	0	0	0		33,974,807	2,291,697	2,291,697
2026	0	0	0	2,038,488	36,013,296	2,429,199	2,429,199
2027	0	0	0		36,013,296	2,429,199	2,429,199
2028	0	0	0	2,160,798	38,174,093	2,574,951	2,574,951
2029	0	0	0		38,174,093	2,574,951	2,574,951
2030	0	0	0	2,290,446	40,464,539	2,729,448	2,729,448
2031	0	0	0		40,464,539	2,729,448	2,729,448
2032	0	0	0	2,427,872	42,892,411	2,893,215	2,893,215
2033	0	0	0		42,892,411	2,893,215	2,893,215
2034	0	0	0	2,573,545	45,465,956	3,066,807	3,066,807
2035	0	0	0		45,465,956	3,066,807	3,066,807
2036	0	0	0	2,727,957	48,193,913	3,250,816	3,250,816
2037	0	0	0		48,193,913	3,250,816	3,250,816
2038	0	0	0	2,891,635	51,085,548	3,445,865	3,445,865
2039	0	0	0		51,085,548	3,445,865	3,445,865
2040	0	0	0	3,065,133	54,150,681	3,652,617	3,652,617
2041	0	0	0		54,150,681	3,652,617	3,652,617
2042	0	0	0	3,249,041	57,399,722	3,871,774	3,871,774
2043	0	0	0		57,399,722	3,871,774	3,871,774
2044	0	0	0	3,443,983	60,843,705	4,104,080	4,104,080
2045	0	0	0		60,843,705	4,104,080	4,104,080
2046	0	0	0	3,650,622	64,494,327	4,350,325	4,350,325
2047	0	0	0		64,494,327	4,350,325	4,350,325
2048	0	0	0	3,869,660	68,363,987	4,611,344	4,611,344
2049	0	0	0		68,363,987	4,611,344	4,611,344
2050	0	0	0	4,101,839	72,465,826	4,888,025	4,888,025
2051	0	0	0		72,465,826	4,888,025	4,888,025
2052	0	0	0	4,347,950	76,813,776	5,181,307	5,181,307
2053	0	0	0		76,813,776	5,181,307	5,181,307
2054	0	0	0	4,608,827	81,422,602	5,492,185	5,492,185
2055	0	0	0		81,422,602	5,492,185	5,492,185
2056	0	0	0	4,885,356	86,307,958	5,821,716	5,821,716
2057	0	0	0		86,307,958	5,821,716	5,821,716
2058	0	0	0	5,178,478	91,486,436	6,171,019	6,171,019
2059	0	0	0		91,486,436	6,171,019	6,171,019
2060	0	0	0	5,489,186	96,975,622	6,541,280	6,541,280
2061	0	0	0		96,975,622	6,541,280	6,541,280
Total			74	65,100,418			

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



**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**Revenue Calculation**

	District Mill Levy Revenue				Expenses		Total
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	County Treasurer	Annual Trustee	Revenue Available for Debt Service
	In Collection Year		Collections	Taxes	Fee	Fee	
	(2-year lag)	55.664 Cap 55.664 Target		6.00%	1.50%	\$4,000	
2019							
2020		0.000	0	0	0	0	0
2021	0	55.664	0	0	0	(4,000)	0
2022	83,636	55.664	4,656	279	(74)	(4,000)	861
2023	712,146	55.664	39,641	2,378	(630)	(4,000)	37,389
2024	1,808,870	55.664	100,689	6,041	(1,601)	(4,000)	101,129
2025	2,291,697	55.664	127,565	7,654	(2,028)	(4,000)	129,191
2026	2,429,199	55.664	135,219	8,113	(2,150)	(4,000)	137,182
2027	2,429,199	55.664	135,219	8,113	(2,150)	(4,000)	137,182
2028	2,574,951	55.664	143,332	8,600	(2,279)	(4,000)	145,653
2029	2,574,951	55.664	143,332	8,600	(2,279)	(4,000)	145,653
2030	2,729,448	55.664	151,932	9,116	(2,416)	(4,000)	154,632
2031	2,729,448	55.664	151,932	9,116	(2,416)	(4,000)	154,632
2032	2,893,215	55.664	161,048	9,663	(2,561)	(4,000)	164,150
2033	2,893,215	55.664	161,048	9,663	(2,561)	(4,000)	164,150
2034	3,066,807	55.664	170,711	10,243	(2,714)	(4,000)	174,239
2035	3,066,807	55.664	170,711	10,243	(2,714)	(4,000)	174,239
2036	3,250,816	55.664	180,953	10,857	(2,877)	(4,000)	184,933
2037	3,250,816	55.664	180,953	10,857	(2,877)	(4,000)	184,933
2038	3,445,865	55.664	191,811	11,509	(3,050)	(4,000)	196,269
2039	3,445,865	55.664	191,811	11,509	(3,050)	(4,000)	196,269
2040	3,652,617	55.664	203,319	12,199	(3,233)	(4,000)	208,286
2041	3,652,617	55.664	203,319	12,199	(3,233)	(4,000)	208,286
2042	3,871,774	55.664	215,518	12,931	(3,427)	(4,000)	221,023
2043	3,871,774	55.664	215,518	12,931	(3,427)	(4,000)	221,023
2044	4,104,080	55.664	228,450	13,707	(3,632)	(4,000)	234,524
2045	4,104,080	55.664	228,450	13,707	(3,632)	(4,000)	234,524
2046	4,350,325	55.664	242,156	14,529	(3,850)	(4,000)	248,836
2047	4,350,325	55.664	242,156	14,529	(3,850)	(4,000)	248,836
2048	4,611,344	55.664	256,686	15,401	(4,081)	(4,000)	264,006
2049	4,611,344	55.664	256,686	15,401	(4,081)	(4,000)	264,006
2050	4,888,025	55.664	272,087	16,325	(4,326)	(4,000)	280,086
2051	4,888,025	55.664	272,087	16,325	(4,326)	(4,000)	280,086
2052	5,181,307	55.664	288,412	17,305	(4,586)	(4,000)	297,131
2053	5,181,307	55.664	288,412	17,305	(4,586)	(4,000)	297,131
2054	5,492,185	55.664	305,717	18,343	(4,861)	(4,000)	315,199
2055	5,492,185	55.664	305,717	18,343	(4,861)	(4,000)	315,199
2056	5,821,716	55.664	324,060	19,444	(5,153)	(4,000)	334,351
2057	5,821,716	55.664	324,060	19,444	(5,153)	(4,000)	334,351
2058	6,171,019	55.664	343,504	20,610	(5,462)	(4,000)	354,652
2059	6,171,019	55.664	343,504	20,610	(5,462)	(4,000)	354,652
2060	6,541,280	55.664	364,114	21,847	(5,789)	(4,000)	376,171
2061	6,541,280	55.664	364,114	21,500	(5,784)	(4,000)	375,829
Total			8,630,608	517,489	(137,221)	(164,000)	8,850,876

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**Senior Debt Service**

	Total Revenue Available for Debt Service	Net Debt Service		Total	Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2021	Series 2031			Annual Surplus	Cumulative Balance \$270,500 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/21	Dated: 12/1/31							
		Par: \$2,705,000 Proj: \$1,764,660	Par: \$4,025,000 Proj: \$1,468,115							
2019										
2020	0									
2021	0	0		0		0	0	0	n/a	n/a
2022	861	0		0		861	861	0	3234%	n/a
2023	37,389	0		0		37,389	38,250	0	380%	n/a
2024	101,129	67,625		67,625		33,504	71,754	0	150%	150%
2025	129,191	135,250		135,250		(6,059)	65,695	0	118%	96%
2026	137,182	135,250		135,250		1,932	67,627	0	111%	101%
2027	137,182	135,250		135,250		1,932	69,559	0	111%	101%
2028	145,653	145,250		145,250		403	69,962	0	105%	100%
2029	145,653	144,750		144,750		903	70,865	0	105%	101%
2030	154,632	154,250		154,250		382	71,247	0	98%	100%
2031	154,632	153,250	0	153,250	\$70,000	(68,618)	2,629	0	98%	101%
2032	164,150	[Ref'd by Ser. '31]	161,000	161,000		3,150	5,779	0	139%	102%
2033	164,150		161,000	161,000		3,150	8,930	0	139%	102%
2034	174,239		171,000	171,000		3,239	12,169	0	131%	102%
2035	174,239		170,600	170,600		3,639	15,808	0	131%	102%
2036	184,933		180,200	180,200		4,733	20,541	0	123%	103%
2037	184,933		184,400	184,400		533	21,075	0	123%	100%
2038	196,269		193,400	193,400		2,869	23,944	0	115%	101%
2039	196,269		192,000	192,000		4,269	28,214	0	114%	102%
2040	208,286		205,600	205,600		2,686	30,899	0	106%	101%
2041	208,286		203,600	203,600		4,686	35,585	0	105%	102%
2042	221,023		216,600	216,600		4,423	40,008	0	98%	102%
2043	221,023		219,000	219,000		2,023	42,030	0	96%	101%
2044	234,524		231,200	231,200		3,324	45,355	0	89%	101%
2045	234,524		232,800	232,800		1,724	47,079	0	87%	101%
2046	248,836		244,200	244,200		4,636	51,714	0	80%	102%
2047	248,836		245,000	245,000		3,836	55,550	0	78%	102%
2048	264,006		260,600	260,600		3,406	58,956	0	71%	101%
2049	264,006		260,400	260,400		3,606	62,561	0	68%	101%
2050	280,086		280,000	280,000		86	62,647	0	61%	100%
2051	280,086		278,600	278,600		1,486	64,133	0	58%	101%
2052	297,131		292,000	292,000		5,131	69,265	0	52%	102%
2053	297,131		294,600	294,600		2,531	71,796	0	48%	101%
2054	315,199		311,800	311,800		3,399	75,195	0	42%	101%
2055	315,199		313,000	313,000		2,199	77,394	0	38%	101%
2056	334,351		333,800	333,800		551	77,945	0	32%	100%
2057	334,351		333,400	333,400		951	78,896	0	27%	100%
2058	354,652		352,600	352,600		2,052	80,948	0	21%	101%
2059	354,652		350,600	350,600		4,052	85,000	0	16%	101%
2060	376,171		373,200	373,200		2,971	87,972	0	11%	101%
2061	375,829		374,400	374,400		1,429	0	89,401	6%	#REF!
Total	8,850,876	1,070,875	7,620,600	8,691,475	70,000	89,401		89,401		

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**Operations Projection**

	Total	Operations Revenue						Total	Total Mills	
	Assessed Value in Collection Year (2-year lag)	Operations Mill Levy 57.000 Target	Ops Mill Levy Collections 100%	Specific Ownership Taxes 6%	County Treasurer Fee 1.50%	Operations of \$199,906 Inflated at 0% Max 57.000 mills	Required Fees/ Advances to Cover	Revenue Available for Operations	Total District Mills	Required Fee per Unit
2019										
2020	0	0.000								
2021	0	57.000	0	0	0	0	0	0	112.664	
2022	83,636	57.000	4,767	286	(76)	0	0	4,977	112.664	
2023	712,146	57.000	40,592	2,436	(645)	199,906	157,524	199,906	112.664	
2024	1,808,870	57.000	103,106	6,186	(1,639)	199,906	92,253	199,906	112.664	
2025	2,291,697	57.000	130,627	7,838	(2,077)	199,906	63,519	199,906	112.664	858.36
2026	2,429,199	57.000	138,464	8,308	(2,202)	199,906	55,335	199,906	112.664	747.78
2027	2,429,199	57.000	138,464	8,308	(2,202)	199,906	55,335	199,906	112.664	747.78
2028	2,574,951	57.000	146,772	8,806	(2,334)	199,906	46,661	199,906	112.664	630.56
2029	2,574,951	57.000	146,772	8,806	(2,334)	199,906	46,661	199,906	112.664	630.56
2030	2,729,448	57.000	155,579	9,335	(2,474)	199,906	37,466	199,906	112.664	506.30
2031	2,729,448	57.000	155,579	9,335	(2,474)	199,906	37,466	199,906	112.664	506.30
2032	2,893,215	57.000	164,913	9,895	(2,622)	199,906	27,720	199,906	112.664	374.60
2033	2,893,215	57.000	164,913	9,895	(2,622)	199,906	27,720	199,906	112.664	374.60
2034	3,066,807	57.000	174,808	10,488	(2,779)	199,906	17,389	199,906	112.664	234.99
2035	3,066,807	57.000	174,808	10,488	(2,779)	199,906	17,389	199,906	112.664	234.99
2036	3,250,816	57.000	185,297	11,118	(2,946)	199,906	6,438	199,906	112.664	87.00
2037	3,250,816	57.000	185,297	11,118	(2,946)	199,906	6,438	199,906	112.664	87.00
2038	3,445,865	57.000	196,414	11,785	(3,123)	199,906	0	205,076	112.664	-
2039	3,445,865	57.000	196,414	11,785	(3,123)	199,906	0	205,076	112.664	-
2040	3,652,617	57.000	208,199	12,492	(3,310)	199,906	0	217,381	112.664	-
2041	3,652,617	57.000	208,199	12,492	(3,310)	199,906	0	217,381	112.664	-
2042	3,871,774	57.000	220,691	13,241	(3,509)	199,906	0	230,424	112.664	-
2043	3,871,774	57.000	220,691	13,241	(3,509)	199,906	0	230,424	112.664	-
2044	4,104,080	57.000	233,933	14,036	(3,720)	199,906	0	244,249	112.664	-
2045	4,104,080	57.000	233,933	14,036	(3,720)	199,906	0	244,249	112.664	-
2046	4,350,325	57.000	247,969	14,878	(3,943)	199,906	0	258,904	112.664	-
2047	4,350,325	57.000	247,969	14,878	(3,943)	199,906	0	258,904	112.664	-
2048	4,611,344	57.000	262,847	15,771	(4,179)	199,906	0	274,438	112.664	-
2049	4,611,344	57.000	262,847	15,771	(4,179)	199,906	0	274,438	112.664	-
2050	4,888,025	57.000	278,617	16,717	(4,430)	199,906	0	290,904	112.664	-
2051	4,888,025	57.000	278,617	16,717	(4,430)	199,906	0	290,904	112.664	-
2052	5,181,307	57.000	295,334	17,720	(4,696)	199,906	0	308,359	112.664	-
2053	5,181,307	57.000	295,334	17,720	(4,696)	199,906	0	308,359	112.664	-
2054	5,492,185	57.000	313,055	18,783	(4,978)	199,906	0	326,860	112.664	-
2055	5,492,185	57.000	313,055	18,783	(4,978)	199,906	0	326,860	112.664	-
2056	5,821,716	57.000	331,838	19,910	(5,276)	199,906	0	346,472	112.664	-
2057	5,821,716	57.000	331,838	19,910	(5,276)	199,906	0	346,472	112.664	-
2058	6,171,019	57.000	351,748	21,105	(5,593)	199,906	0	367,260	112.664	-
2059	6,171,019	57.000	351,748	21,105	(5,593)	199,906	0	367,260	112.664	-
2060	6,541,280	57.000	372,853	22,371	(5,928)	199,906	0	389,296	112.664	-
2061	6,541,280	57.000	372,853	22,371	(5,928)	199,906	0	389,296	112.664	-
Total			8,837,753	530,265	(140,520)	10,195,206	695,316	9,922,813		

## SOURCES AND USES OF FUNDS

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2020 Non-Rated, 100x, 30-yr. Maturity SERVICE PLAN

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2021 |
| Delivery Date | 12/01/2021 |

#### Sources:

|                |              |
|----------------|--------------|
| Bond Proceeds: |              |
| Par Amount     | 2,705,000.00 |
|                | 2,705,000.00 |

#### Uses:

|                           |              |
|---------------------------|--------------|
| Project Fund Deposits:    |              |
| Project Fund              | 1,764,660.42 |
| Other Fund Deposits:      |              |
| Capitalized Interest Fund | 338,125.00   |
| Debt Service Reserve Fund | 248,114.58   |
|                           | 586,239.58   |
| Cost of Issuance:         |              |
| Other Cost of Issuance    | 300,000.00   |
| Delivery Date Expenses:   |              |
| Underwriter's Discount    | 54,100.00    |
|                           | 2,705,000.00 |

## BOND SUMMARY STATISTICS

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2020 Non-Rated, 100x, 30-yr. Maturity SERVICE PLAN ~~~

|                                   |               |
|-----------------------------------|---------------|
| Dated Date                        | 12/01/2021    |
| Delivery Date                     | 12/01/2021    |
| First Coupon                      | 06/01/2022    |
| Last Maturity                     | 12/01/2051    |
| Arbitrage Yield                   | 5.000000%     |
| True Interest Cost (TIC)          | 5.148758%     |
| Net Interest Cost (NIC)           | 5.000000%     |
| All-In TIC                        | 6.062204%     |
| Average Coupon                    | 5.000000%     |
| Average Life (years)              | 24.028        |
| Weighted Average Maturity (years) | 24.028        |
| Duration of Issue (years)         | 13.868        |
| Par Amount                        | 2,705,000.00  |
| Bond Proceeds                     | 2,705,000.00  |
| Total Interest                    | 3,249,750.00  |
| Net Interest                      | 3,303,850.00  |
| Bond Years from Dated Date        | 64,995,000.00 |
| Bond Years from Delivery Date     | 64,995,000.00 |
| Total Debt Service                | 5,954,750.00  |
| Maximum Annual Debt Service       | 525,000.00    |
| Average Annual Debt Service       | 198,491.67    |
| Underwriter's Fees (per \$1000)   |               |
| Average Takedown                  |               |
| Other Fee                         | 20.000000     |
| Total Underwriter's Discount      | 20.000000     |
| Bid Price                         | 98.000000     |

| Bond Component     | Par Value    | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2051 | 2,705,000.00 | 100.000 | 5.000%         | 24.028       | 12/11/2045            | 4,192.75          |
|                    | 2,705,000.00 |         |                | 24.028       |                       | 4,192.75          |

|                            | TIC          | All-In TIC   | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value                  | 2,705,000.00 | 2,705,000.00 | 2,705,000.00    |
| + Accrued Interest         |              |              |                 |
| + Premium (Discount)       |              |              |                 |
| - Underwriter's Discount   | -54,100.00   | -54,100.00   |                 |
| - Cost of Issuance Expense |              | -300,000.00  |                 |
| - Other Amounts            |              |              |                 |
| Target Value               | 2,650,900.00 | 2,350,900.00 | 2,705,000.00    |
| Target Date                | 12/01/2021   | 12/01/2021   | 12/01/2021      |
| Yield                      | 5.148758%    | 6.062204%    | 5.000000%       |

## NET DEBT SERVICE

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2020 Non-Rated, 100x, 30-yr. Maturity SERVICE PLAN

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Period Ending	Principal	Coupon	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2022			135,250	135,250		135,250	
12/01/2023			135,250	135,250		135,250	
12/01/2024			135,250	135,250		67,625	67,625.00
12/01/2025			135,250	135,250			135,250.00
12/01/2026			135,250	135,250			135,250.00
12/01/2027			135,250	135,250			135,250.00
12/01/2028	10,000	5.000%	135,250	145,250			145,250.00
12/01/2029	10,000	5.000%	134,750	144,750			144,750.00
12/01/2030	20,000	5.000%	134,250	154,250			154,250.00
12/01/2031	20,000	5.000%	133,250	153,250			153,250.00
12/01/2032	30,000	5.000%	132,250	162,250			162,250.00
12/01/2033	30,000	5.000%	130,750	160,750			160,750.00
12/01/2034	40,000	5.000%	129,250	169,250			169,250.00
12/01/2035	45,000	5.000%	127,250	172,250			172,250.00
12/01/2036	55,000	5.000%	125,000	180,000			180,000.00
12/01/2037	60,000	5.000%	122,250	182,250			182,250.00
12/01/2038	75,000	5.000%	119,250	194,250			194,250.00
12/01/2039	80,000	5.000%	115,500	195,500			195,500.00
12/01/2040	95,000	5.000%	111,500	206,500			206,500.00
12/01/2041	100,000	5.000%	106,750	206,750			206,750.00
12/01/2042	115,000	5.000%	101,750	216,750			216,750.00
12/01/2043	120,000	5.000%	96,000	216,000			216,000.00
12/01/2044	140,000	5.000%	90,000	230,000			230,000.00
12/01/2045	150,000	5.000%	83,000	233,000			233,000.00
12/01/2046	170,000	5.000%	75,500	245,500			245,500.00
12/01/2047	180,000	5.000%	67,000	247,000			247,000.00
12/01/2048	205,000	5.000%	58,000	263,000			263,000.00
12/01/2049	215,000	5.000%	47,750	262,750			262,750.00
12/01/2050	240,000	5.000%	37,000	277,000			277,000.00
12/01/2051	500,000	5.000%	25,000	525,000	248,114.58		276,885.42
	2,705,000		3,249,750	5,954,750	248,114.58	338,125	5,368,510.42

## BOND SOLUTION

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2020 Non-Rated, 100x, 30-yr. Maturity SERVICE PLAN

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| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---------------|--------------------|-----------------------|--------------------------|------------------------|---------------------|-----------------|--------------------|
| 12/01/2022    |                    | 135,250               | -135,250                 |                        | 861                 | 861             |                    |
| 12/01/2023    |                    | 135,250               | -135,250                 |                        | 37,389              | 37,389          |                    |
| 12/01/2024    |                    | 135,250               | -67,625                  | 67,625                 | 101,129             | 33,504          | 149.54431%         |
| 12/01/2025    |                    | 135,250               |                          | 135,250                | 129,191             | -6,059          | 95.51987%          |
| 12/01/2026    |                    | 135,250               |                          | 135,250                | 137,182             | 1,932           | 101.42852%         |
| 12/01/2027    |                    | 135,250               |                          | 135,250                | 137,182             | 1,932           | 101.42852%         |
| 12/01/2028    | 10,000             | 145,250               |                          | 145,250                | 145,653             | 403             | 100.27745%         |
| 12/01/2029    | 10,000             | 144,750               |                          | 144,750                | 145,653             | 903             | 100.62383%         |
| 12/01/2030    | 20,000             | 154,250               |                          | 154,250                | 154,632             | 382             | 100.24777%         |
| 12/01/2031    | 20,000             | 153,250               |                          | 153,250                | 154,632             | 1,382           | 100.90191%         |
| 12/01/2032    | 30,000             | 162,250               |                          | 162,250                | 164,150             | 1,900           | 101.17110%         |
| 12/01/2033    | 30,000             | 160,750               |                          | 160,750                | 164,150             | 3,400           | 102.11515%         |
| 12/01/2034    | 40,000             | 169,250               |                          | 169,250                | 174,239             | 4,989           | 102.94778%         |
| 12/01/2035    | 45,000             | 172,250               |                          | 172,250                | 174,239             | 1,989           | 101.15478%         |
| 12/01/2036    | 55,000             | 180,000               |                          | 180,000                | 184,933             | 4,933           | 102.74081%         |
| 12/01/2037    | 60,000             | 182,250               |                          | 182,250                | 184,933             | 2,683           | 101.47241%         |
| 12/01/2038    | 75,000             | 194,250               |                          | 194,250                | 196,269             | 2,019           | 101.03962%         |
| 12/01/2039    | 80,000             | 195,500               |                          | 195,500                | 196,269             | 769             | 100.39359%         |
| 12/01/2040    | 95,000             | 206,500               |                          | 206,500                | 208,286             | 1,786           | 100.86471%         |
| 12/01/2041    | 100,000            | 206,750               |                          | 206,750                | 208,286             | 1,536           | 100.74275%         |
| 12/01/2042    | 115,000            | 216,750               |                          | 216,750                | 221,023             | 4,273           | 101.97129%         |
| 12/01/2043    | 120,000            | 216,000               |                          | 216,000                | 221,023             | 5,023           | 102.32536%         |
| 12/01/2044    | 140,000            | 230,000               |                          | 230,000                | 234,524             | 4,524           | 101.96702%         |
| 12/01/2045    | 150,000            | 233,000               |                          | 233,000                | 234,524             | 1,524           | 100.65414%         |
| 12/01/2046    | 170,000            | 245,500               |                          | 245,500                | 248,836             | 3,336           | 101.35869%         |
| 12/01/2047    | 180,000            | 247,000               |                          | 247,000                | 248,836             | 1,836           | 100.74315%         |
| 12/01/2048    | 205,000            | 263,000               |                          | 263,000                | 264,006             | 1,006           | 100.38240%         |
| 12/01/2049    | 215,000            | 262,750               |                          | 262,750                | 264,006             | 1,256           | 100.47791%         |
| 12/01/2050    | 240,000            | 277,000               |                          | 277,000                | 280,086             | 3,086           | 101.11410%         |
| 12/01/2051    | 500,000            | 525,000               | -248,115                 | 276,885                | 280,086             | 3,201           | 101.15595%         |
|               | 2,705,000          | 5,954,750             | -586,240                 | 5,368,510              | 5,496,209           | 127,698         |                    |

## SOURCES AND USES OF FUNDS

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT  
ARAPAHOE COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031  
Pay & Cancel Refunding of (proposed) Series 2021 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN**

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Dated Date	12/01/2031
Delivery Date	12/01/2031

**Sources:**

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Bond Proceeds:	
Par Amount	4,025,000.00
Other Sources of Funds:	
Funds on Hand*	70,000.00
Series 2021 - DSRF	248,115.00
	<hr/> 318,115.00
	<hr/> 4,343,115.00
	<hr/> <hr/>

**Uses:**

<hr/>	
Project Fund Deposits:	
Project Fund	1,468,115.00
Refunding Escrow Deposits:	
Cash Deposit	2,645,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	30,000.00
	<hr/> 4,343,115.00
	<hr/> <hr/>



## BOND SUMMARY STATISTICS

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031 Pay & Cancel Refunding of (proposed) Series 2021 + New Money Assumes Investment Grade, 100x, 30-yr. Maturity SERVICE PLAN

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|                                   |               |
|-----------------------------------|---------------|
| Dated Date                        | 12/01/2031    |
| Delivery Date                     | 12/01/2031    |
| First Coupon                      | 06/01/2032    |
| Last Maturity                     | 12/01/2061    |
| Arbitrage Yield                   | 4.000000%     |
| True Interest Cost (TIC)          | 4.052288%     |
| Net Interest Cost (NIC)           | 4.000000%     |
| All-In TIC                        | 4.415446%     |
| Average Coupon                    | 4.000000%     |
| Average Life (years)              | 22.333        |
| Weighted Average Maturity (years) | 22.333        |
| Duration of Issue (years)         | 14.576        |
| Par Amount                        | 4,025,000.00  |
| Bond Proceeds                     | 4,025,000.00  |
| Total Interest                    | 3,595,600.00  |
| Net Interest                      | 3,625,600.00  |
| Bond Years from Dated Date        | 89,890,000.00 |
| Bond Years from Delivery Date     | 89,890,000.00 |
| Total Debt Service                | 7,620,600.00  |
| Maximum Annual Debt Service       | 374,400.00    |
| Average Annual Debt Service       | 254,020.00    |
| Underwriter's Fees (per \$1000)   |               |
| Average Takedown                  |               |
| Other Fee                         | 7.453416      |
| Total Underwriter's Discount      | 7.453416      |
| Bid Price                         | 99.254658     |

| Bond Component     | Par Value    | Price   | Average Coupon | Average Life | Average Maturity Date | PV of 1 bp change |
|--------------------|--------------|---------|----------------|--------------|-----------------------|-------------------|
| Term Bond due 2061 | 4,025,000.00 | 100.000 | 4.000%         | 22.333       | 04/01/2054            | 7,003.50          |
|                    | 4,025,000.00 |         |                | 22.333       |                       | 7,003.50          |

|                            | TIC          | All-In TIC   | Arbitrage Yield |
|----------------------------|--------------|--------------|-----------------|
| Par Value                  | 4,025,000.00 | 4,025,000.00 | 4,025,000.00    |
| + Accrued Interest         |              |              |                 |
| + Premium (Discount)       |              |              |                 |
| - Underwriter's Discount   | -30,000.00   | -30,000.00   |                 |
| - Cost of Issuance Expense |              | -200,000.00  |                 |
| - Other Amounts            |              |              |                 |
| Target Value               | 3,995,000.00 | 3,795,000.00 | 4,025,000.00    |
| Target Date                | 12/01/2031   | 12/01/2031   | 12/01/2031      |
| Yield                      | 4.052288%    | 4.415446%    | 4.000000%       |

## NET DEBT SERVICE

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT  
ARAPAHOE COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031  
Pay & Cancel Refunding of (proposed) Series 2021 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN**

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Period Ending	Principal	Coupon	Interest	Total Debt Service	Net Debt Service
12/01/2032			161,000	161,000	161,000
12/01/2033			161,000	161,000	161,000
12/01/2034	10,000	4.000%	161,000	171,000	171,000
12/01/2035	10,000	4.000%	160,600	170,600	170,600
12/01/2036	20,000	4.000%	160,200	180,200	180,200
12/01/2037	25,000	4.000%	159,400	184,400	184,400
12/01/2038	35,000	4.000%	158,400	193,400	193,400
12/01/2039	35,000	4.000%	157,000	192,000	192,000
12/01/2040	50,000	4.000%	155,600	205,600	205,600
12/01/2041	50,000	4.000%	153,600	203,600	203,600
12/01/2042	65,000	4.000%	151,600	216,600	216,600
12/01/2043	70,000	4.000%	149,000	219,000	219,000
12/01/2044	85,000	4.000%	146,200	231,200	231,200
12/01/2045	90,000	4.000%	142,800	232,800	232,800
12/01/2046	105,000	4.000%	139,200	244,200	244,200
12/01/2047	110,000	4.000%	135,000	245,000	245,000
12/01/2048	130,000	4.000%	130,600	260,600	260,600
12/01/2049	135,000	4.000%	125,400	260,400	260,400
12/01/2050	160,000	4.000%	120,000	280,000	280,000
12/01/2051	165,000	4.000%	113,600	278,600	278,600
12/01/2052	185,000	4.000%	107,000	292,000	292,000
12/01/2053	195,000	4.000%	99,600	294,600	294,600
12/01/2054	220,000	4.000%	91,800	311,800	311,800
12/01/2055	230,000	4.000%	83,000	313,000	313,000
12/01/2056	260,000	4.000%	73,800	333,800	333,800
12/01/2057	270,000	4.000%	63,400	333,400	333,400
12/01/2058	300,000	4.000%	52,600	352,600	352,600
12/01/2059	310,000	4.000%	40,600	350,600	350,600
12/01/2060	345,000	4.000%	28,200	373,200	373,200
12/01/2061	360,000	4.000%	14,400	374,400	374,400
	4,025,000		3,595,600	7,620,600	7,620,600

## SUMMARY OF BONDS REFUNDED

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT  
ARAPAHOE COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031  
Pay & Cancel Refunding of (proposed) Series 2021 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN**

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| Bond                                                               | Maturity Date | Interest Rate | Par Amount   | Call Date  | Call Price |
|--------------------------------------------------------------------|---------------|---------------|--------------|------------|------------|
| 1/4/21: Ser 21 NR SP, 5.00%, 100x, 55.664mls, FG+6%R BiRE, TERM51: |               |               |              |            |            |
|                                                                    | 12/01/2032    | 5.000%        | 30,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2033    | 5.000%        | 30,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2034    | 5.000%        | 40,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2035    | 5.000%        | 45,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2036    | 5.000%        | 55,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2037    | 5.000%        | 60,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2038    | 5.000%        | 75,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2039    | 5.000%        | 80,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2040    | 5.000%        | 95,000.00    | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2041    | 5.000%        | 100,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2042    | 5.000%        | 115,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2043    | 5.000%        | 120,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2044    | 5.000%        | 140,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2045    | 5.000%        | 150,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2046    | 5.000%        | 170,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2047    | 5.000%        | 180,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2048    | 5.000%        | 205,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2049    | 5.000%        | 215,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2050    | 5.000%        | 240,000.00   | 12/01/2031 | 100.000    |
|                                                                    | 12/01/2051    | 5.000%        | 500,000.00   | 12/01/2031 | 100.000    |
|                                                                    |               |               | 2,645,000.00 |            |            |

## ESCROW REQUIREMENTS

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT  
ARAPAHOE COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031  
Pay & Cancel Refunding of (proposed) Series 2021 + New Money  
Assumes Investment Grade, 100x, 30-yr. Maturity  
SERVICE PLAN**

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Dated Date	12/01/2031
Delivery Date	12/01/2031

**1/4/21: Ser 21 NR SP, 5.00%, 100x, 55.664mls, FG+6%R BiRE**

Period Ending	Principal Redeemed	Total
12/01/2031	2,645,000.00	2,645,000.00
	2,645,000.00	2,645,000.00

## PRIOR BOND DEBT SERVICE

### EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT ARAPAHOE COUNTY, COLORADO GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031 Pay & Cancel Refunding of (proposed) Series 2021 + New Money Assumes Investment Grade, 100x, 30-yr. Maturity SERVICE PLAN

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| Period<br>Ending | Principal | Coupon | Interest  | Debt<br>Service | Annual<br>Debt<br>Service |
|------------------|-----------|--------|-----------|-----------------|---------------------------|
| 06/01/2032       |           |        | 66,125    | 66,125          |                           |
| 12/01/2032       | 30,000    | 5.000% | 66,125    | 96,125          | 162,250                   |
| 06/01/2033       |           |        | 65,375    | 65,375          |                           |
| 12/01/2033       | 30,000    | 5.000% | 65,375    | 95,375          | 160,750                   |
| 06/01/2034       |           |        | 64,625    | 64,625          |                           |
| 12/01/2034       | 40,000    | 5.000% | 64,625    | 104,625         | 169,250                   |
| 06/01/2035       |           |        | 63,625    | 63,625          |                           |
| 12/01/2035       | 45,000    | 5.000% | 63,625    | 108,625         | 172,250                   |
| 06/01/2036       |           |        | 62,500    | 62,500          |                           |
| 12/01/2036       | 55,000    | 5.000% | 62,500    | 117,500         | 180,000                   |
| 06/01/2037       |           |        | 61,125    | 61,125          |                           |
| 12/01/2037       | 60,000    | 5.000% | 61,125    | 121,125         | 182,250                   |
| 06/01/2038       |           |        | 59,625    | 59,625          |                           |
| 12/01/2038       | 75,000    | 5.000% | 59,625    | 134,625         | 194,250                   |
| 06/01/2039       |           |        | 57,750    | 57,750          |                           |
| 12/01/2039       | 80,000    | 5.000% | 57,750    | 137,750         | 195,500                   |
| 06/01/2040       |           |        | 55,750    | 55,750          |                           |
| 12/01/2040       | 95,000    | 5.000% | 55,750    | 150,750         | 206,500                   |
| 06/01/2041       |           |        | 53,375    | 53,375          |                           |
| 12/01/2041       | 100,000   | 5.000% | 53,375    | 153,375         | 206,750                   |
| 06/01/2042       |           |        | 50,875    | 50,875          |                           |
| 12/01/2042       | 115,000   | 5.000% | 50,875    | 165,875         | 216,750                   |
| 06/01/2043       |           |        | 48,000    | 48,000          |                           |
| 12/01/2043       | 120,000   | 5.000% | 48,000    | 168,000         | 216,000                   |
| 06/01/2044       |           |        | 45,000    | 45,000          |                           |
| 12/01/2044       | 140,000   | 5.000% | 45,000    | 185,000         | 230,000                   |
| 06/01/2045       |           |        | 41,500    | 41,500          |                           |
| 12/01/2045       | 150,000   | 5.000% | 41,500    | 191,500         | 233,000                   |
| 06/01/2046       |           |        | 37,750    | 37,750          |                           |
| 12/01/2046       | 170,000   | 5.000% | 37,750    | 207,750         | 245,500                   |
| 06/01/2047       |           |        | 33,500    | 33,500          |                           |
| 12/01/2047       | 180,000   | 5.000% | 33,500    | 213,500         | 247,000                   |
| 06/01/2048       |           |        | 29,000    | 29,000          |                           |
| 12/01/2048       | 205,000   | 5.000% | 29,000    | 234,000         | 263,000                   |
| 06/01/2049       |           |        | 23,875    | 23,875          |                           |
| 12/01/2049       | 215,000   | 5.000% | 23,875    | 238,875         | 262,750                   |
| 06/01/2050       |           |        | 18,500    | 18,500          |                           |
| 12/01/2050       | 240,000   | 5.000% | 18,500    | 258,500         | 277,000                   |
| 06/01/2051       |           |        | 12,500    | 12,500          |                           |
| 12/01/2051       | 500,000   | 5.000% | 12,500    | 512,500         | 525,000                   |
|                  | 2,645,000 |        | 1,900,750 | 4,545,750       | 4,545,750                 |

## BOND SOLUTION

**EAST VIRGINIA VILLAGE METROPOLITAN DISTRICT**  
**ARAPAHOE COUNTY, COLORADO**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2031**  
**Pay & Cancel Refunding of (proposed) Series 2021 + New Money**  
**Assumes Investment Grade, 100x, 30-yr. Maturity**  
**SERVICE PLAN**

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Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2032		161,000	161,000	164,150	3,150	101.95659%
12/01/2033		161,000	161,000	164,150	3,150	101.95659%
12/01/2034	10,000	171,000	171,000	174,239	3,239	101.89422%
12/01/2035	10,000	170,600	170,600	174,239	3,639	102.13312%
12/01/2036	20,000	180,200	180,200	184,933	4,733	102.62678%
12/01/2037	25,000	184,400	184,400	184,933	533	100.28930%
12/01/2038	35,000	193,400	193,400	196,269	2,869	101.48370%
12/01/2039	35,000	192,000	192,000	196,269	4,269	102.22368%
12/01/2040	50,000	205,600	205,600	208,286	2,686	101.30624%
12/01/2041	50,000	203,600	203,600	208,286	4,686	102.30139%
12/01/2042	65,000	216,600	216,600	221,023	4,423	102.04191%
12/01/2043	70,000	219,000	219,000	221,023	2,023	100.92364%
12/01/2044	85,000	231,200	231,200	234,524	3,324	101.43778%
12/01/2045	90,000	232,800	232,800	234,524	1,724	100.74061%
12/01/2046	105,000	244,200	244,200	248,836	4,636	101.89828%
12/01/2047	110,000	245,000	245,000	248,836	3,836	101.56555%
12/01/2048	130,000	260,600	260,600	264,006	3,406	101.30688%
12/01/2049	135,000	260,400	260,400	264,006	3,606	101.38469%
12/01/2050	160,000	280,000	280,000	280,086	86	100.03074%
12/01/2051	165,000	278,600	278,600	280,086	1,486	100.53341%
12/01/2052	185,000	292,000	292,000	297,131	5,131	101.75727%
12/01/2053	195,000	294,600	294,600	297,131	2,531	100.85921%
12/01/2054	220,000	311,800	311,800	315,199	3,399	101.09015%
12/01/2055	230,000	313,000	313,000	315,199	2,199	100.70259%
12/01/2056	260,000	333,800	333,800	334,351	551	100.16508%
12/01/2057	270,000	333,400	333,400	334,351	951	100.28526%
12/01/2058	300,000	352,600	352,600	354,652	2,052	100.58199%
12/01/2059	310,000	350,600	350,600	354,652	4,052	101.15576%
12/01/2060	345,000	373,200	373,200	376,171	2,971	100.79615%
12/01/2061	360,000	374,400	374,400	376,176	1,776	100.47448%
	4,025,000	7,620,600	7,620,600	7,707,719	87,119	

## ENGINEER'S PROBABLE COST OPINION

**East Virginia Village**

District Improvement

Arapahoe County, Colorado

9/10/2020

Job No. 16020.00

Prepared by:

JR ENGINEERING

7200 Alton Way, Suite C400; Centennial, CO 80112

				<u>ESTIMATED</u>			
				<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>1. Offsite Street Improvements</b>							
A	Asphalt 9"	Area	312 SY	161	TON	\$85.00	\$13,724.10
B	Curb And Gutter			543	LF	\$29.00	\$15,747.00
C	Detached Sidewalk 10' (wide) (6")			1,178	SY	\$54.00	\$63,600.00
D	Attached Sidewalk 5' (wide) (6")			139	SY	\$54.00	\$7,530.00
E	Ramp			5	EA	\$3,980.00	\$19,900.00
F	Concrete Cross Pan			3	EA	\$2,800.00	\$8,400.00
G	Signs (Estimated)			4	EA	\$685.00	\$2,740.00
H	Sawcut			326	LF	\$2.00	\$652.00
I	Asphalt Removal			312	SY	\$22.00	\$6,864.00
J	Existing Ramps Removal			3	EA	\$2,000.00	\$6,000.00
K	Existing Concrete Crosspan Removal			1	EA	\$2,000.00	\$2,000.00
L	Traffic Control			10	DY	\$1,200.00	\$12,000.00
M	Mobilization			1	LS	\$25,000.00	\$25,000.00
<b>Subtotal</b>							\$184,157.10
<b>2. Water System</b>							
A	8" PVC Water Main			1,311	LF	\$55.00	\$72,105.00
B	8" Fittings			1,311	LF	\$15.00	\$19,665.00
C	Fire Hydrant			4	EA	\$7,988.00	\$31,952.00
D	Sawcut			141	LF	\$2.00	\$282.00
E	Asphalt 9"	Area	67 SY	35	TON	\$85.00	\$2,947.16
F	Existing Asphalt Removal			67	SY	\$22.00	\$1,474.00
G	Pressure Testing			1	EA	\$12,000.00	\$12,000.00
H	Connection to Ex. WM			2	EA	\$2,000.00	\$4,000.00
<b>Subtotal</b>							\$144,425.16
<b>3. Sanitary System</b>							
A	8" PVC San. Main			2,222	LF	\$58.00	\$128,876.00
B	4' Manhole			20	EA	\$4,500.00	\$90,000.00
C	Sawcut			406	LF	\$2.00	\$812.00
D	Asphalt 9"	Area	248 SY	128	TON	\$85.00	\$10,908.90
E	Existing Asphalt Removal			248	SY	\$22.00	\$5,456.00
F	Connection to Ex. Sanitary			1	EA	\$4,800.00	\$4,800.00
<b>Subtotal</b>							\$240,852.90
<b>4. Storm Sewer System</b>							
A	18" RCP Storm Sewer			503	LF	\$52.00	\$26,156.00
B	24" RCP Storm Sewer			433	LF	\$66.00	\$28,578.00
C	19"X30" HERCP			20	LF	\$165.00	\$3,300.00
D	24"X38" HERCP			224	LF	\$170.00	\$38,080.00
E	29"X45" HERCP			23	LF	\$185.00	\$4,255.00
F	4' Manhole			10	EA	\$4,850.00	\$48,500.00
G	5' Manhole			3	EA	\$6,350.00	\$19,050.00
H	Concrete Box Manhole			1	EA	\$10,000.00	\$10,000.00
I	5' Inlet			1	EA	\$7,000.00	\$7,000.00
J	10' Inlet			4	EA	\$9,400.00	\$37,600.00
K	29"X45" FES w/Head Wall and Footer (Estimated)			1	EA	\$7,000.00	\$7,000.00
L	Sawcut			446	LF	\$2.00	\$892.00
M	Asphalt 9"	Area	253 SY	131	TON	\$85.00	\$11,128.84
N	Existing Asphalt Removal			253	SY	\$22.00	\$5,566.00
O	Forebay			1	EA	\$10,000.00	\$10,000.00
P	Riprap (2' Deep)			96	SY	\$85.00	\$8,160.00
Q	Pond (Estimated Earthwork)			1	EA	\$15,000.00	\$15,000.00
R	Concrete Pan and Channel in Pond			294	SY	\$40.00	\$11,777.78
S	Outlet (Estimated)			1	EA	\$15,000.00	\$15,000.00
<b>Subtotal</b>							\$307,043.62

				<u>ESTIMATED</u>			
				<u>QUANTITY</u>	<u>UNIT</u>	<u>UNIT COST</u>	<u>TOTAL COST</u>
<b>5. Street (on-site)</b>							
A	Asphalt 7"	Area	4367 SY	1,758	TON	\$85.00	\$149,405.99
B	4' Attached Sidewalk (6")			876	SY	\$40.00	\$35,057.78
C	Curb and Gutter			2,561	LF	\$26.00	\$66,586.00
D	Concrete Driveway and Alley			5,357	SY	\$40.00	\$214,280.00
						<b>Subtotal</b>	<b>\$465,329.77</b>
<b>6. Other (on-site)</b>							
A	Fence			2,630	LF	\$50.00	\$131,500.00
B	5' Concrete Sidewalk (6" )			2,017	SY	\$40.00	\$80,693.33
C	Retaining Wall (MSE) (estimated 4' H)			472	SF	\$40.00	\$18,880.00
D	Earthwork (On-site)			9,580	CY	\$2.75	\$26,345.00
E	Earthwork (Import)			5,019	CY	\$10.00	\$50,190.00
F	Erosion Control			1	EA	\$50,000.00	\$50,000.00
G	Traffic Sign (Estimate)			25	EA	\$500.00	\$12,500.00
H	Ramp (Ramp and Run-Down)			9	EA	\$2,400.00	\$21,600.00
I	Street Light (Estimated)			6	EA	\$7,500.00	\$45,000.00
						<b>Subtotal</b>	<b>\$436,708.33</b>
						<b>Construction Subtotal</b>	<b>\$1,778,516.88</b>
Construction Contingency (15%)							\$266,777.53
						<b>Construction Total</b>	<b>\$2,045,294.41</b>
<b>7. Soft Costs (Not including district management, financial, or legal expense)</b>							
A	Design - 4% of Construction Costs						\$81,811.78
B	Mobilization - 1.5% of Construction Costs						\$30,679.42
C	Geotech - 2% of Construction Costs						\$40,905.89
D	Permits - 2% of Construction Costs						\$40,905.89
E	General Contractor - 10% of Construction Costs						\$204,529.44
F	Performance, Payment, and Warranty Bond - 1.5%						\$30,679.42
G	Survey - 2% of Construction Costs						\$40,905.89
						<b>Subtotal</b>	<b>\$470,417.71</b>
						<b>Total:</b>	<b>\$2,515,712.12</b>



Cost Estimate  
East Virginia Village Landscape Estimate

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Irrigation:</u></b>				
1	Drip & Spray Emitters	110,462	SF	\$1.00	\$110,462.00
				<b>Subtotal</b>	<b>\$110,462.00</b>

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Site Fixtures:</u></b>				
1	Play Equipment 1 (Balancing Course)	1	EA	\$20,000.00	\$20,000.00
2	Play Equipment 2 & 3 (Log Course & Cobweb Hollow)	1	EA	\$15,000.00	\$15,000.00
3	Shade Trellis	1	EA	\$45,000.00	\$45,000.00
4	Grill	1	EA	\$1,300.00	\$1,300.00
5	Picnic Table	2	EA	\$2,490.00	\$4,980.00
6	Bench	2	EA	\$1,290.00	\$2,580.00
7	Trash Receptacle	3	EA	\$1,130.00	\$3,390.00
8	Pet Wate Station	2	EA	\$500.00	\$1,000.00
9	Fence-6' Wood Privacy	1,365	LF	\$45.00	\$61,425.00
10	Fence-6' Concrete	601	LF	\$140.00	\$84,140.00
11	Fence-6' Iron	834	LF	\$60.00	\$50,026.80
12	Fence-4' Iron	2,394	LF	\$40.00	\$95,760.00
13	Entry Monument	2	EA	\$25,000.00	\$50,000.00
				<b>Subtotal</b>	<b>\$434,601.80</b>

	<u>Item</u>	<u>Qty</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total Cost</u>
	<b><u>Landscape and Plant Material:</u></b>				
1	Canopy Tree 2" Cal.	42	EA	\$500.00	\$21,000.00
2	Evergreen Tree 6-8' Ht.	35	EA	\$600.00	\$21,000.00
3	Ornamental Tree 2" Cal.	34	EA	\$450.00	\$15,300.00
4	Deciduous Shrub 1 Gal.	31	EA	\$18.00	\$558.00
5	Deciduous Shrub 3 Gal.	113	EA	\$35.00	\$3,955.00
6	Deciduous Shrub 5 Gal.	1,035	EA	\$45.00	\$46,575.00
7	Evergreen Shrub 5 Gal.	495	EA	\$55.00	\$27,225.00
8	Evergreen Shrub 10 Gal.	26	EA	\$95.00	\$2,470.00
9	Ornamental Grass 1 Gal.	693	EA	\$25.00	\$17,325.00
10	Perennial 1 Gal.	133	EA	\$15.00	\$1,995.00
11	Sod	52,375	SF	\$0.80	\$41,900.00
12	Seed - Foothills Mix	15,426	SF	\$0.12	\$1,851.12
13	Mulch	42,661	SF	\$1.20	\$51,193.20
14	Soil Prep/Fine Grading with 3.5YD's per 1000 SF	110,462	SF	\$0.10	\$11,046.20
15	Steel Edger	2,534	LF	\$4.00	\$10,136.00
				<b>Subtotal</b>	<b>\$273,529.52</b>

**Sub-Total**      **\$818,593.32**  
*Warrantee 20%*      *\$163,718.66*  
**TOTAL**      **\$982,311.98**

Cost Estimate Approved By:

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



## Memorandum

8055 E. Tufts Avenue, Suite 500  
Denver, CO 80237  
(303) 771-0217 Direct

**Jason Simmons**  
Managing Director  
Jason.Simmons@hilltopsecurities.com

**Date:** November 9, 2020

**To:** Kat Hammer  
Arapahoe County Planner II

**Subject:** East Virginia Village Metropolitan District Service Plan

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In our role as Municipal Advisor to Arapahoe County and at the request of County staff, HilltopSecurities (“Hilltop”) has reviewed the proposed service plan for the East Virginia Village Metropolitan District (the “District”) to evaluate whether the service plan and the included financial plan are reasonably sound.

Hilltop’s review is based on the assumptions provided by the developer. Our report should not be viewed as an independent economic forecast or as a confirmation of the developer’s assumptions for the real estate market, commercial development cycles, current or projected property values, or the construction and absorption of homes and commercial space within the development.

### Overview of the Service Plan and the District

The Service Area of the District is approximately 6.85 acres and is expected to consist of a development that includes 74 attached single-family units. It is expected that full build out will occur in 2023 with each unit having a target sales price of \$400,000 which will result in assessed value of approximately \$2.3 million when fully assessed by the County in 2025. The cost of the improvements to be paid by the District is approximately \$2.52 million for infrastructure and \$0.98 million for landscaping for a total of approximately \$3.5 million. The service plan limits the amount of debt issued by the District to \$10 million however as discussed below it is expected that the District will issue approximately \$3.8 million of net new money bonds.

### Financial Plan

The District will have a mill levy cap for debt service of 55.644 mills subject to adjustment for Gallagher until the ratio of outstanding debt to assessed value is less than 50% at which time the mill levy can convert to unlimited. This cap already accounts for prior Gallagher adjustments in 2018 and 2020. The Service Plan states that the estimated costs of operations and maintenance for the first year of the district is \$100,000 however the financial plan does not model any mill levy revenue for the O&M costs. Upon full build out at the projected assessed value of \$2.3 million the District would need to levy approximately 43 mills to cover O&M. Prior to that time frame the mill levy would need to be substantially higher or the developer would need to make advances to cover O&M expenses. There is no cap on the amount of the O&M mill levy. The Service Plan states that the District can impose fees or other charges however no additional fees, or charges are modeled in the Financial Plan.

The financial plan includes an initial bond issuance in 2020 in the approximate amount of \$2.5 million (the “Series 2020 Bonds”). The Series 2020 Bonds will provide \$1.7 million of new project funds, fund capitalized interest, a debt service reserve fund and pay the costs of issuance of the Series 2020 bonds. The Series 2020 bonds have a 30-year final maturity and are structured to generate approximately 1.0x coverage of the projected revenues which leaves no room for a slowdown in development. This level of coverage will lead to higher interest rates than a financial plan with higher coverage levels and may impact the net

proceeds available to reimburse the developer. The projected revenues include property taxes from a levy of 55.664 as well as specific ownership taxes. The financial plan also assumes an issuance of bonds in 2030 (the "Series 2030 Bonds") in the approximate amount of \$3.8 which would refund the outstanding Series 2020 Bonds, provide net new project funds of \$1.3 million, and pay the costs of issuance of the bonds. The Series 2030 bonds have a 30-year maturity through 2060 so the District will be required to levy a mill levy for debt service for 40-years. There is no limit on the time frame that the District can levy a debt service mill levy or a limit on the maturity for bonds issued by the District.

### **Conclusion and Recommendation**

As is true with sample financial projections included in any Service Plan for new metropolitan districts, these financial projections do not constitute a commitment to construct any specific housing units, nor do they obligate the Developer to begin new construction on any specific timetable. The actual implementation of the debt program may vary significantly from the projections in the Financing Plan. The timing, amounts, and interest rates of the individual debt issues will be subject to market conditions and to the credit analysis performed at the time of issuance by third-party investors, or by the terms set by the developer for any debt of the Districts which they purchase directly. The ability to issue debt in the future will also depend on the level of development achieved within the Districts, and on the rate of taxes imposed by the Districts in relationship to the limits created by the Service Plan.

Given the size and timeframe of expected build-out of the development the Financial Plan seems reasonable and capable to extinguish the bonds issued by the District. The Service Plan has identified a Maximum Mill Levy for debt service of 55.664 which incorporates to adjustments for the Gallagher Amendment in 2018 and 2020. As noted above, the bonds are sized to 1.0x coverage of projected revenues which may impact the sizing of both the Series 2020 and Series 2030 bonds depending on market conditions at that time which would impact the amount of reimbursements that could be paid to the developer. We would recommend that there be some limit as to the time frame debt issued by the District or a limit on the number of years the District can impose the Debt Service Mill Levy. We would also recommend putting a maximum limit on the Mill Levy that can be imposed for O&M expenses. As mentioned above, the projected O&M mill levy is expected to be at least 43 mills initially and could be higher over the first years of operations by the District.