

**SERVICE PLAN**

**FOR**

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1  
&  
MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 2**

**CITY OF BRIGHTON, COLORADO**

Prepared

by

LAW OFFICE OF MICHAEL E. DAVIS, LLC  
1151 Eagle Drive, #366  
Loveland, Colorado 80537

August 19, 2025

## TABLE OF CONTENTS

	<u>Page</u>
I. INTRODUCTION.....	1
A. Purpose and Intent.....	1
B. Need for the Districts .....	1
C. Organizers and Consultants.....	2
II. DEFINITIONS .....	2
III. PROPERTY INFORMATION; ESTIMATED PUBLIC IMPROVEMENT COSTS .....	5
A. Property Information.....	5
B. Preliminary Engineering Survey .....	5
IV. DESCRIPTION OF POWERS, IMPROVEMENTS AND SERVICES; SERVICE PLAN AMENDMENT .....	6
A. Powers of the Districts and Limitations .....	6
1. Operation and Maintenance.....	6
2. Fire Protection Limitation .....	6
3. Television Relay and Translation Limitation.....	6
4. Limitation on Extraterritorial Service .....	6
5. Telecommunication Facilities .....	6
6. Construction Standards Requirement .....	7
7. Zoning and Land Use Requirements .....	7
8. Growth Limitations .....	7
9. Conveyance .....	7
10. Eminent Domain .....	7
11. Water Rights/Resources Limitation .....	7
12. Inclusion and Exclusion Limitation .....	7
13. Overlap Limitation .....	7
14. Sales and Use Tax .....	7
15. Monies from Other Governmental Sources .....	7
16. Consolidation Limitation.....	8
17. Subdistrict Limitation.....	8
18. Fees .....	8
19. Special Assessments.....	8
20. Bankruptcy Limitation .....	8
21. Reimbursement Agreements .....	8
22. Major and Minor Arterial Streets. ....	9
B. Service Plan Amendment .....	9
V. FINANCIAL PROVISIONS .....	9
A. General .....	9
B. Maximum Voted Interest Rate, Maximum Underwriting Discount and Maximum Term of Debt.....	9
C. Debt Service Mill Levy, Operation and Maintenance Mill Levy and Maximum Combined Mill Levy .....	10
D. Debt Parameters. ....	11
E. Debt Instrument Disclosure Requirement .....	12

F.	Privately Placed Debt Limitation .....	12
G.	TABOR Compliance .....	12
H.	District Operation and Maintenance Costs.....	13
VI.	AUDIT AND ANNUAL REPORT.....	13
VII.	DISSOLUTION .....	15
VIII.	MEETING LOCATIONS AND DISCLOSURE NOTICES.....	15
IX.	INTERGOVERNMENTAL AGREEMENT.....	15
X.	CONCLUSION .....	15

## **LIST OF EXHIBITS**

<b>EXHIBIT A</b>	Vicinity Map
<b>EXHIBIT B-1</b>	Initial District Boundary Legal Description
<b>EXHIBIT B-2</b>	Inclusion Area Boundary Legal Description
<b>EXHIBIT C-1</b>	Initial District Boundary Map
<b>EXHIBIT C-2</b>	Inclusion Area Boundary Map
<b>EXHIBIT D</b>	Financial Plan
<b>EXHIBIT E</b>	List of Public Improvements and Estimated Costs
<b>EXHIBIT F</b>	Intergovernmental Agreement



## I. INTRODUCTION

### A. Purpose and Intent.

The City's objective in approving the Service Plan for the Districts is to authorize the Districts 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 Districts or other legally available revenues of the Districts, and to provide for the operation and maintenance of all or a portion of the Public Improvements. The Districts are independent units of local government, separate and distinct from the City. The Public Improvements shall be designed, constructed, operated and maintained in accordance with the City Approvals, and shall be for the use and benefit of all anticipated residents and taxpayers of the Districts. Two Districts are necessary to accommodate the different phasing required for the development of the property and to ensure the Public Improvements for the Project are constructed in the most efficient and cost-effective manner.

This Service Plan is intended to establish a limited purpose for the Districts and explicit financial constraints that are not to be violated under any circumstances. The primary purpose of the Districts is to finance and fund the construction of the Public Improvements for the Project, and for the Districts to provide ongoing Operation and Maintenance of all or a portion of the Public Improvements. The Districts shall be authorized to finance the Public Improvements that can be funded from Debt which is to be repaid from the Debt Service Mill Levy, Special Assessments, Fees, and/or other sources of revenue, and to Operate and Maintain certain of the Public Improvements as set forth in the City Approvals, including, without limitation, the maintenance of all landscaping and drainage tracts within the boundaries of the Districts.

It is the intent of this Service Plan to assure to the extent possible that no property bear an economic burden that is greater than that associated with revenues from the Debt Service Mill Levy, Fees, Special Assessments, and/or other sources of revenue, even under bankruptcy or other unusual situations. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the Districts.

### B. Need for the Districts.

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

C. Organizers and Consultants. This Service Plan has been prepared by the following:

<u>Organizers</u> CW-Bluesky, LLC 7855 S. River Parkway, Suite 222	<u>District Counsel</u> Law Office of Michael E. Davis, LLC 1151 Eagle Drive, #366
--	--

Tempe, Arizona 85284 Attn: John Cork <a href="mailto:jcork@coronadowest.com">jcork@coronadowest.com</a> (303) 285-1110	Loveland, Colorado 80537 Attn: Michael Davis <a href="mailto:michael@mdavislawoffice.com">michael@mdavislawoffice.com</a> (720) 324-3130
<u>Financial Advisor or Underwriter</u> Piper Sandler & Co. 1144 15 <sup>th</sup> St., Suite 2050 Denver, CO 80202 Attn: Katie McVey Cooksey <a href="mailto:katie.cooksey@psc.com">katie.cooksey@psc.com</a> 720-355-6702	<u>Engineers</u> Redland 1500 West Canal Court Littleton, Colorado 80120 Attn: Travis Frazier <a href="mailto:tfrazier@redland.com">tfrazier@redland.com</a> (720) 283-6783, ext. 126
<u>Bond Counsel</u> Sherman & Howard 633 Seventeenth Street, Suite 3000, Denver, Colorado 80202 Attn: Tiffany Lu Leichman Direct: 303.299.8104 <a href="mailto:TLeichman@shermanhoward.com">TLeichman@shermanhoward.com</a>	

## II. DEFINITIONS

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

Boards: means the Boards of Directors of the Districts.

City: means the City of Brighton, Colorado.

City Approvals: means, collectively, (a) the final plats for the areas within the Districts, (b) the final development plans and/or landscape plans for the areas within the Districts, (c) the construction plans for the public improvements within the Districts, the development agreements a/k/a subdivision improvement agreements for the areas within the Districts, (e) any other agreements between the City and the District relating to the area within the Districts, including, as applicable, the Intergovernmental Agreements, and (f) any amendments made to any of the foregoing documents.

City Council: means the City Council of the City of Brighton, Colorado.

City Code: means the Brighton Municipal Code and any rules and regulations promulgated pursuant thereto.

C.R.S.: means the Colorado Revised Statutes, as the same may be amended from time to time.

Debt: means bonds, notes or other multiple fiscal year financial obligations for the payment

of which a District has promised to impose, charge, assess and levy the Debt Service Mill Levy, Fees, Special Assessments and/or pledge other revenues. The definition of Debt shall not include intergovernmental agreements between and among the Districts.

Debt Service Mill Levy: means the mill levy a District is permitted to impose for the payment of the debt service requirements of Debt, as set forth in Section V.C.1.

District: means the Mountain View Estates Metropolitan District No. 1 or Mountain View Estates Metropolitan District No 2. Collectively, the two districts are referred to herein as the “Districts”.

End User: means any owner, or tenant of any owner, of any platted Taxable Property within a District for which a certificate of occupancy has been issued who is a resident homeowner, renter, commercial property owner, or commercial tenant. A person or entity that owns undeveloped Taxable Property or that constructs homes or commercial structures with the intention of selling to others 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 a District and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt. If a District has engaged a municipal adviser that meets the foregoing criteria and has a fiduciary duty to the District, the municipal adviser may fill the role of the External Financial Advisor.

Fees: means any fee, rate, toll, penalty or charge imposed or received by a District for services, programs or facilities provided by the District, as set forth in Section IV.A.18.

Financial Plan: means the Financial Plan described in Section V and attached as **Exhibit D** hereto which has been prepared in accordance with the Special District Act.

Inclusion Area Boundaries: means the boundaries of the area legally described in **Exhibit B-2** and depicted on the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit C-2**, depicting the property proposed for inclusion within the Districts.

Initial District Boundaries: means the boundaries of the area legally described in **Exhibit B-1** and depicted on the Initial District Boundary Map, which may change from time to time as the Districts undergo inclusions or 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 IV.A.12.

Initial District Boundary Map: means the map attached hereto as **Exhibit C-1**, depicting the initial boundaries of the Districts.

Intergovernmental Agreement: means the intergovernmental agreement between the Districts and the City, a form of which is attached hereto as **Exhibit F**. The Intergovernmental Agreement may be amended from time to time by the Districts and the City.

Maximum Combined Mill Levy: means the maximum combined Debt Service Mill Levy and Operations and Maintenance Mill Levy that may be imposed by a District, as further set forth in Section V.C.3. hereof.

Mill Levy Adjustment: means the annual adjustment that shall be made by the Board in good faith to the Debt Service Mill Levy, the Operations and Maintenance Mill Levy, and the Maximum Combined Mill Levy to increase or decrease the applicable mill levy rate so that, to the extent possible, the actual tax revenues generated by the applicable mill levy are neither diminished nor enhanced as a result of (i) the assessment rate for residential real property being increased or decreased from 6.8% of the actual value of the property, or (ii) any constitutionally or statutorily mandated tax credit, cut, abatement or reduction in actual value enacted after January 1 of the year of approval of this Service Plan.

Operate and Maintain or Operation and Maintenance: means (a) the ongoing operation, maintenance, planning, design, acquisition, construction, repair and replacement of all or a portion of the Public Improvements or the provision of services related thereto; (b) the reasonable and necessary costs of ongoing administrative, accounting and legal services to a District; and (c) covenant enforcement and design review services a District may perform; all in accordance with the provisions and requirements of, as applicable, the Special District Act, this Service Plan, the Intergovernmental Agreement, the City Code and the City Approvals.

Operation and Maintenance Mill Levy: means the mill levy a District is permitted to impose for the payment of the District's Operation and Maintenance Costs, as set forth in Section V.C.2 below.

Project: means the development or property commonly and collectively referred to as Mountain View Estates Filing No. 1 and Mountain View Estates Filing No. 2.

Public Improvement Fee: means revenue received by a District from a public improvement fee on taxable retail sales transactions occurring within the District, or similar fee imposed by the owner of property in the District on similar transactions.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, financed, Operated and Maintained, as generally described in Section IV, **Exhibit E**, the Special District Act and in accordance with the City Approvals, that serve the future taxpayers and inhabitants of the property within a District's boundaries as determined by the Board.

Service Plan: means this service plan for the Districts approved by the City Council.

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

Special Assessment: means the levy of an assessment within the boundaries of a special improvement district pursuant to Section IV.A.19.

Special District Act: means Title 32, Article 1 of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property which is subject to ad valorem taxes imposed by a District.

### **III. PROPERTY INFORMATION; ESTIMATED PUBLIC IMPROVEMENT COSTS**

#### **A. Property Information.**

A vicinity map depicting the Project is attached hereto as **Exhibit A**. The property within the Districts' boundaries includes approximately 157 acres of residential land, and the legal description and detailed boundary map are attached hereto as **Exhibit B-2** and **C-2**, respectively. The Inclusion Area Boundaries shown for District No. 1 align with Filing 1 of the Mountain View Estates plat, and the Inclusion Area Boundaries shown for District No. 2 align with Filing 2 of the Mountain View Estates plat. It is anticipated that the District Boundaries may change from time to time as the Districts undergo 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 IV.A.12.

The population of the Districts at build-out is estimated to be approximately 1,435 people (based on an estimated 410 residential lots and 3.5 persons per lot). The current assessed valuation of the property within the Districts' boundaries is estimated to be zero Dollars (\$0) because the land is vacant at this time, and the projected assessed value of the Districts at build-out is expected to be sufficient to reasonably discharge the Debt under the Financial Plan attached hereto as **Exhibit D**.

Approval of this Service Plan by the City does not imply approval or vesting of the development of a specific area within the Districts, 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, which approvals shall be as set forth in the City Approvals. The approval of this Service Plan by the City in no way relieves the developer of the Project of any developer guarantees or other conditions, requirements or commitments as set forth in the City Approvals or as otherwise required by the City.

#### **B. Preliminary Engineering Survey.**

The Districts shall have authority to provide for the planning, design, acquisition,

construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements. A list of the Public Improvements the Districts anticipates providing, including a cost estimate for each category of improvements in current-year dollars, is attached hereto as **Exhibit E**. The estimated costs identified as “Filing 1” in Exhibit E represent the estimated public improvement costs for District No. 1, and the estimated costs identified as “Filing 2” in Exhibit E represent the estimated public improvement costs for District No. 2. Notwithstanding the foregoing, the list of Public Improvements as set forth in **Exhibit E** is subject to change as development within the Project progresses and in accordance with City Approvals. The Districts shall be authorized to construct Public Improvements as provided hereunder and as may be more specifically defined in the City Approvals. The estimated costs of the Public Improvements were prepared based upon a preliminary engineering survey and estimates. The total combined estimated cost for the Public Improvements is Fifty Five Million Five Hundred Thirty Eight Thousand Eight Hundred Eighty Four dollars (\$55,538,884), comprised of approximately Twenty-Six Million Seven Hundred Fifty-Five Thousand Seven Hundred Two dollars (\$26,755,702) for the improvements in District No. 1, Twenty-Eight Million Two Hundred Seventy-Two Thousand Five Hundred Nineteen dollars (\$28,272,519) for the improvements in District No. 2, and Five Hundred Ten Thousand Six Hundred Sixty Three dollars (\$510,663) for off-site improvements and other costs of construction. Such estimated costs are based on the assumption that construction will conform to the City Approvals and any other applicable local, State or Federal requirements.

#### **IV. DESCRIPTION OF POWERS, IMPROVEMENTS AND SERVICES; SERVICE PLAN AMENDMENT**

##### **A. Powers of the Districts and Limitations.**

The Districts shall have the power and authority to provide the Public Improvements and related Operation and Maintenance activities 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, and in the City Approvals.

1. **Operation and Maintenance.** The Districts shall Operate and Maintain all or any portion of the Public Improvements as set forth in the City Approvals. It is anticipated that, at a minimum, the Districts may own, maintain, repair and replace interior streets, local storm drainage improvements and local parks that are smaller than 5 acres in size. The City and the Districts may specifically provide in the Intergovernmental Agreement or other City Approval the Public Improvements that will be owned and/or maintained by the City and the Public Improvements that will be owned and/or maintained by the Districts. The Districts may be required to dedicate all or any portion of the Public Improvements to the City or other appropriate governmental entity as set forth in the City Approvals. The Districts shall have the power to provide ongoing covenant enforcement and design review services in accordance with the Special District Act as part of its ongoing Operation and Maintenance activities.

2. **Fire Protection Limitation** The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain fire protection facilities or services. 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.

3. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, unless such facilities and services are provided pursuant to the City Approvals.

4. Limitation on Extraterritorial Service. Except as set forth in the City Approvals, the Districts shall not be authorized to provide services or facilities outside the Districts boundaries or to establish Fees, rates, tolls, penalties or charges for any such services or facilities.

5. Telecommunication Facilities. The Districts agree that no telecommunication facilities shall be constructed except pursuant to the City Approvals and that no such facilities owned, operated or otherwise allowed by the Districts shall affect the ability of the City to expand its public safety telecommunication facilities or impair existing telecommunication facilities.

6. Construction Standards Requirement. The Districts will ensure that the Public Improvements are designed and constructed in accordance with the City Approvals and with the standards and specifications of any other governmental entities having proper jurisdiction over the Project. 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 City. The Districts will obtain the approval of civil engineering plans from the appropriate jurisdiction and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work.

7. Zoning and Land Use Requirements. The Districts shall be subject to all of the City's zoning, subdivision, building code and other land use requirements.

8. Growth Limitations. The City shall not be limited in implementing City Council or voter approved growth limitations, even though such actions may reduce or delay development within the Districts and the realization of Districts' revenue.

9. Conveyance. The Districts agree to convey to the City any interest in real property owned by the Districts that is reasonably necessary, in the City's sole discretion, for any City capital improvement projects for transportation, utilities or drainage.

10. Eminent Domain. The Districts shall be authorized to utilize the power of eminent domain only after prior consent from the City Council, which consent shall be evidenced by resolution, or as otherwise set forth in the Intergovernmental Agreement.

11. Water Rights/Resources Limitation. The Districts shall not acquire, own, manage, adjudicate or develop water rights or resources except as otherwise provided pursuant to the Intergovernmental Agreement.

12. Inclusion and Exclusion Limitation. Except for property within the Initial District Boundaries and the Inclusion Area Boundaries, the Districts shall not include or exclude

any properties into or out of their boundaries without the prior consent of the City Council, which consent shall be evidenced by resolution; provided that no District shall exclude from its boundaries property upon which a Debt Service Mill Levy has been imposed for the purpose of inclusion of such property in the other District without the prior consent of the City Council, which shall be evidenced by resolution.

13. Overlap Limitation. Without the prior consent of the City Council, which consent shall be evidenced by resolution, the boundaries of the Districts shall not overlap with any other special district providing the same service unless (a) the City Council consents to such overlapping boundaries, which consent shall be evidenced by resolution, and (b) the other requirements set forth in Section 32-1-107 have been satisfied. Nothing herein shall prevent a special district providing different services from organizing wholly or partly within the boundaries of the Districts.

14. Sales and Use Tax. The Districts shall not exercise their City sales and use tax exemption.

15. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the City is eligible to apply for, except pursuant to the Intergovernmental Agreement. This Section shall not apply to specific ownership taxes which shall be distributed to and be a revenue source for the Districts without any limitation.

16. Consolidation Limitation. The Districts shall not file a request with any Court to consolidate with another Title 32 district without the prior consent of the City, which consent shall be evidenced by resolution.

17. Subdistrict Limitation. The Districts shall not create any subdistrict pursuant to Section 32-1-1101, C.R.S. without the prior consent of the City Council, which consent shall be evidenced by resolution.

18. Fees. The Districts may impose and collect Fees for services, programs or facilities furnished by the Districts, and the Districts may from time to time increase or decrease the Fees. The Districts may also receive revenues from Public Improvement Fees. The Districts may use the revenue from Fees and Public Improvement Fees for the payment of Debt and Operation and Maintenance costs.

19. Special Assessments. If authorized in the Intergovernmental Agreement, the Districts may establish one or more special improvement districts within the Districts' boundaries and may levy a Special Assessment within the special improvement district in order to finance all or part of the costs of any Public Improvements to be constructed or installed that the Districts are authorized to finance.

20. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Debt Service Mill Levy, the Operation and Maintenance Mill Levy, Fees and Special Assessments, have been established under the authority



of the City to approve the Service Plan 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).

The filing of any bankruptcy petition by a District shall constitute, simultaneously with such filing, a material departure of the express terms of this Service Plan, thus necessitating a material modification that must be submitted to the City for its consideration as a Service Plan Amendment.

21. Reimbursement Agreements. If a District utilizes reimbursement agreements to obtain repayment from third-party developers or adjacent landowners for costs of Public Improvements that benefit third-party landowners or if a District receives reimbursements from the City for the costs of Public Improvements, and if such Public Improvements have been financed by a District through the issuance of Debt that remains outstanding, any and all resulting reimbursements received shall be deposited in the District’s debt service fund and used solely for the purpose of retiring the District’s Debt that financed such Public Improvement, or as otherwise set forth in the Intergovernmental Agreement.

22. Major and Minor Arterial Streets. The Districts shall be required to construct or cause to be constructed the full width of all major and minor arterial streets within the Districts and around the perimeter of the Districts, as further detailed in the City Approvals, unless otherwise provided in the Intergovernmental Agreement.

**B. Service Plan Amendment.**

This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in IV.A. above or in V.B, V.C or V.D herein shall be deemed to be material modifications to this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin or modify such actions of the Districts, including the necessity for the Districts to process a Service Plan Amendment. All Service Plan Amendments shall be processed by the City in accordance with the provisions of the Special District Act, including, without limitation, all notice and public hearing requirements.

**V. FINANCIAL PROVISIONS**

**A. General.**

Each District shall be authorized to provide for the financing, 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 Districts. The Districts shall also be authorized to provide Operation and Maintenance as further set forth herein and in the Intergovernmental Agreement, which shall be paid from the Operation and Maintenance Mill Levy and other legally available revenues of the Districts. The Districts may impose a mill levy on Taxable Property as a primary source of revenue for repayment of Debt service and for Operation and Maintenance, subject to the terms and provisions contained herein and in the Intergovernmental Agreement. The Districts may also rely upon various other revenue sources authorized by law. At a District's discretion, these may include the assessment of Fees as provided in Section 32-1-1001(l), C.R.S. and in accordance with Section IV.A.18; and the imposition of Special Assessments as provided in Section 32-1-1101.7, C.R.S. and in accordance with Section IV.A.19. The Financial Plan for the Districts, which is attached hereto as **Exhibit D**, reflects that the Districts will issue no more Debt than the Districts can reasonably expect to pay from revenues derived from the Debt Service Mill Levy, Fees, Special Assessments and/or other legally available revenues. The Districts may issue such Debt on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan and phased to serve development as it occurs.

B. Maximum Voted Interest Rate, Maximum Underwriting Discount and Maximum Term of Debt.

1. The interest rate on any Debt is expected to be the market rate at the time the Debt is issued; provided that the maximum interest rate on any Debt shall not exceed fifteen percent (15%) per annum. Interest on any Debt of the Districts, or other District obligations payable in whole or in part from the revenues derived from the Debt Service Mill Levy, may be simple per annum interest or compound interest; provided, however, that any interest accruing on Debt originally issued to (or any other reimbursement obligation of the Districts payable to) a developer of property within the Districts shall not compound. To the extent a District enters into any annually appropriated developer reimbursement agreements, interest shall not accrue on any funds expended on behalf of or advanced directly to the Districts under such agreements. The maximum underwriting discount shall be five percent (5%). The documents pursuant to which any Debt is issued shall prohibit the acceleration of principal of such Debt as a remedy for an event of default thereunder.

2. The maximum term of any Debt issued by a District shall be forty (40) years from the date of issuance. Notwithstanding the term of any Debt issued by a District, any amount of outstanding principal and/or accrued interest that remains unpaid upon the last day of the fortieth year following the year in which the Debt is issued shall be deemed to be forever discharged.

3. 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. All debt-related election ballot questions shall be drafted so as to reflect the provisions in this Section V.B. Prior to any election to authorize the issuance of Debt, the Districts shall cause a letter prepared by an attorney in the State of Colorado to be provided to the City opining that the election questions related to the Debt include the limitations in Section V.B.

4. Failure to observe the requirements established in this Section shall

constitute a material modification under the Service Plan and shall entitle the City to all remedies available at law and in equity.

C. Debt Service Mill Levy, Operation and Maintenance Mill Levy and Maximum Combined Mill Levy.

1. Each District may impose an ad valorem Debt Service Mill Levy (a mill being equal to 1/10<sup>th</sup> of 1 cent) upon the Taxable Property within the District for the purpose of paying the debt service requirements on District Debt. The Debt Service Mill Levy shall not exceed fifty (50.000) mills, subject to the Mill Levy Adjustment, without the prior approval of the City Council, which approval shall be evidenced by resolution. In addition, the Districts may request that the City process a Service Plan Amendment to increase the maximum Debt Service Mill Levy that may be imposed to repay District Debt or to provide that the Debt Service Mill Levy shall be such amount as is necessary to pay the debt service on such Debt, without limitation of rate.

The Debt Service Mill Levy may be imposed by the Districts for the purpose of paying Debt to finance Public Improvements prior to the approval by the City of the City Approvals. However, proceeds of such Debt may only be utilized to finance those Public Improvements after first obtaining City Approvals for either (a) the phase of development in the Project Area where the Public Improvements are located or (b) those specific Public Improvements to be financed by such Debt.

A District shall not impose a Debt Service Mill Levy to pay the debt service requirements on District Debt for more than forty (40) years after the date on which the District imposed the initial Debt Service Mill Levy for the payment of the first issuance of District Debt unless: (a) a majority of the Board imposing the Debt Service Mill Levy is comprised of End Users, and (b) the Board has voted in favor of extending the time that the Debt Service Mill Levy may be imposed for the payment of District Debt.

2. Each District may impose an ad valorem Operation and Maintenance Mill Levy (a mill being equal to 1/10<sup>th</sup> of 1 cent) upon the Taxable Property within the District for the purpose of paying Operation and Maintenance costs. No Operation and Maintenance Mill Levy shall be imposed until the Intergovernmental Agreement is executed by both the City and the Districts.

3. The maximum combined mill levy, including the Debt Service Mill Levy and the Operation and Maintenance Mill Levy (the "Maximum Combined Mill Levy"), shall not exceed sixty (60.000) mills, subject to the Mill Levy Adjustment, without the prior approval of the City Council, which approval shall be evidenced by resolution.

4. Failure to observe the requirements established in this Section V.C. shall constitute a material modification under the Service Plan and shall entitle the City to all remedies available at law and in equity.

D. Debt Parameters.

1. All Debt issued by a District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S., all other requirements of State law and the provisions of this Service Plan. In addition, a District shall not utilize the proceeds of any Debt to finance or refinance the construction of Public Improvements prior to the approval by the City of the City Approvals relating to either: (a) the phase of development in the Project area where the Public Improvements are located; or (b) those specific Public Improvements to be financed or refinanced by such Debt.

2. The combined maximum total aggregate principal amount of Debt that may be issued or incurred by the Districts shall not exceed Forty Million One Hundred Ninety-Eight Thousand Dollars (\$40,198,000), without the prior approval of the City Council, which approval shall be evidenced by resolution. Debt that is issued for the purpose of refunding outstanding District Debt shall not be counted against such \$40,198,000 debt limitation, provided, however, that if the aggregate principal amount of the refunding Debt exceeds the outstanding aggregate principal amount of the refunded Debt, the increase in principal amount shall be counted against such debt limitation. Such debt limitation provides for costs of issuance, including without limitation capitalized interest, reserve funds, discounts, surplus deposits, refunding costs, professional service fees and other incidental costs of issuance as shown in Exhibit D.

3. The Districts shall not pledge any revenue or property of the City 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 City of payment of any of the Districts' obligations, nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the City in the event of default by a District in the payment of any such obligation.

4. Failure to observe the requirements established in this Section V.D. shall constitute a material modification under the Service Plan and shall entitle the City to all remedies available at law and in equity.

E. Debt Instrument Disclosure Requirement.

In the text of any instrument representing and constituting Debt, the Districts 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 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 a District.

F. Privately Placed Debt Limitation.

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

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

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

G. TABOR Compliance.

The Districts will comply with the provisions of TABOR. In the discretion of the Boards, the Districts may set up other qualifying entities to manage, fund, construct and operate facilities, services, and programs. To the extent allowed by law, any entity created by a District will remain under the control of the District's Board, and any such entity shall be subject to and bound by all terms, conditions, and limitations of the Service Plan and the Intergovernmental Agreement.

H. District's Operation and Maintenance Costs.

In addition to the capital costs of the Public Improvements, the Districts will require operating funds for Operation and Maintenance costs; the first year's operating budget is estimated to be Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from the Operation and Maintenance Mill Levy, Fees, and other sources of District revenue.

## **VI. AUDIT AND ANNUAL REPORT**

To the extent that a District is required to prepare an audit in accordance with the provisions of State law, the District shall submit a copy of its annual audit to the City within 30 days of filing its audit with the State, which requirement may be waived by the City in its sole discretion.

The Districts shall be responsible for submitting annual reports to the City Clerk no later than March 1 of each year. The annual report shall include information as to the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. Copy of the District's budget resolution for the current year and any budget amendments from the prior year.
3. Copy of the District's rules and regulations, if any, as of December 31 of

the prior year.

4. Copy of any resolutions or Fee schedules adopted by the District relating to the imposition of Fees, Public Improvement Fees, or Special Assessments by the District.

5. A summary of any litigation which involves the Public Improvements as of December 31 of the prior year.

6. Status of the District's construction of the Public Improvements as of December 31 of the prior year.

7. A list of all Public Improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

8. A list of all Public Improvements that are owned and/or Operated and Maintained by the District, including identification of the standards by which the Public Improvements are required to be Operated and Maintained.

9. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

10. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

11. Any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan.

## **VII. DISSOLUTION**

Each District agrees to file a petition in the appropriate District Court for dissolution, pursuant to the applicable State statutes when the District Board deems it to be in the best interest of the District to dissolve, provided that the District is no longer performing the Operation and Maintenance services and such responsibilities have been assigned to and assumed by another entity. In no event shall dissolution occur until the District has provided for the payment or discharge of all of its outstanding indebtedness and other financial obligations as required pursuant to State statutes.

## **VIII. MEETING LOCATIONS AND DISCLOSURE NOTICES**

All special and regular District meetings shall be open to the public. All meetings of the Boards that are held solely at physical locations shall be held at physical locations that are within the boundaries of the Districts or that are within twenty miles of the Districts' boundaries. The meeting notice of all meetings of the Board that are held telephonically, electronically or by other means not including physical presence must include the method or procedure, including the conference number or link, by which members of the public can attend the meeting, or as otherwise

required by Colorado law. The Districts shall provide annual notice to all eligible electors of the Districts, in accordance with Section 32-1-809, C.R.S. In addition, the Districts shall record a District public disclosure document and a map of the District boundaries with the Clerk and Recorder of each County in which District property is located, in accordance with Section 32-1-104.8, C.R.S. The Districts shall use reasonable efforts to ensure that copies of the annual notice, public disclosure document and map of the Districts' boundaries are provided to potential purchasers of real property within the Districts as part of the seller's required property disclosures.

## **IX. INTERGOVERNMENTAL AGREEMENT**

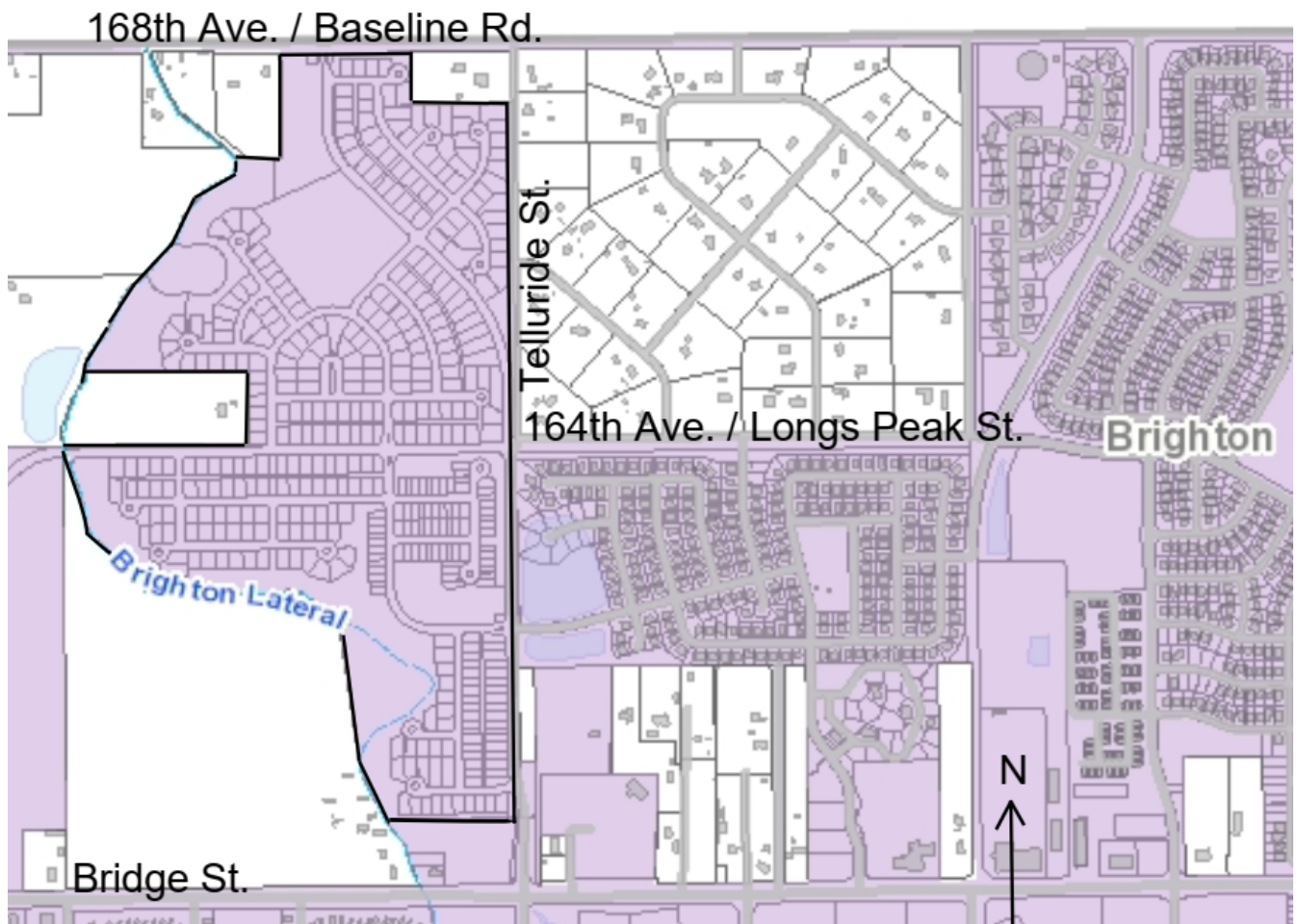
The Districts and the City shall enter into an Intergovernmental Agreement, a form of which is attached hereto as **Exhibit F**, provided that such Intergovernmental Agreement may be revised by the City and the Districts to include such additional details and requirements therein as are deemed necessary by the City and the Districts in connection with the development of the Project and the financing of the Public Improvements. The Districts shall approve the Intergovernmental Agreement at the first Board meeting after their organizational elections. Failure by the Districts to execute the Intergovernmental Agreement as required herein shall constitute a material modification hereunder. The Intergovernmental Agreement may be amended from time to time by the Districts and the City, provided that any such amendments shall be in compliance with the provisions of this Service Plan.

## **X. CONCLUSION**

It is submitted that this Service Plan for the Districts, 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 Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

EXHIBIT A  
VICINITY MAP





## **EXHIBIT B-1**

### **Initial District Boundaries Legal Description**

#### District No. 1

Tract BB, Mountain View Estates Subdivision, Filing 1, as per the plat thereof recorded May 28, 2014 at Reception No. 2014000032470, County of Adams, State of Colorado.

#### District No. 2

Tract F, Mountain View Estates Subdivision, Filing 2, as per the plat thereof recorded May 28, 2014 at Reception No. 2014000032471, County of Adams, State of Colorado.

## **EXHIBIT B-2**

### **Inclusion Area Boundary Legal Description**

#### **MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1:**

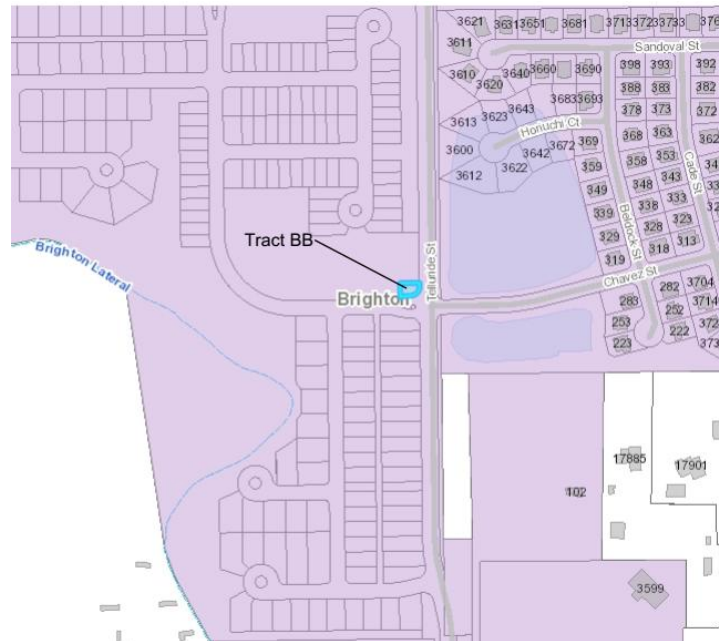
LOTS 1 THROUGH 81, INCLUSIVE, BLOCK 1;  
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 2;  
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 3;  
LOTS 1 THROUGH 40, INCLUSIVE, BLOCK 4;  
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 5;  
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 6; AND  
TRACTS A, B, C, E, F, G, H, J, K, L, N, O, P, Q, R, S, T, U, W, Y, Z, AND BB,  
MOUNTAIN VIEW ESTATES SUBDIVISION FILING NO. 1,  
AS PER THE PLAT THEREOF RECORDED MAY 28, 2014 AT RECEPTION NO.  
2014000032470, COUNTY OF ADAMS, STATE OF COLORADO

#### **MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 2:**

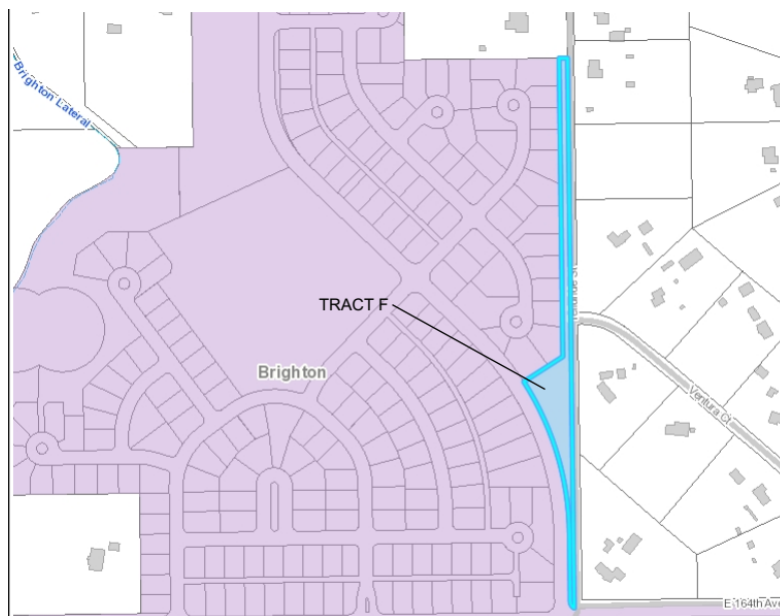
LOTS 1 THROUGH 38, INCLUSIVE, BLOCK 1;  
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 2  
LOTS 1 THROUGH 35, INCLUSIVE, BLOCK 3;  
LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 4;  
LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 5;  
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 6;  
LOTS 1 THROUGH 42, INCLUSIVE, BLOCK 7;  
LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 8 AND  
TRACTS A THROUGH V, Y, Z, AA THROUGH HH AND JJ, MOUNTAIN VIEW  
ESTATES SUBDIVISION, FILING NO. 2,  
AS PER THE PLAT THEREOF RECORDED MAY 28, 2014 AT RECEPTION NO.  
2014000032471, COUNTY OF ADAMS, STATE OF COLORADO.

## Initial District Boundary Maps

## District No. 1



## District No. 2



## Inclusion Area Boundary Map



Page 20 of 98

## **EXHIBIT D**

### **Financial Plan**

(See following 41 pages)

EXHIBIT D  
FINANCIAL PLAN

Mountain View Estates Metropolitan District No. 1  
Adams County, Colorado

~~~

General Obligation Bonds, Series 2025  
General Obligation Refunding & Improvement Bonds, Series 2035

~~~

Service Plan

Bond Assumptions	Series 2025	Series 2035	Total
Closing Date	12/1/2025	12/1/2035	
First Call Date	12/1/2030	12/1/2045	
Final Maturity	12/1/2055	12/1/2065	
Discharge Date	12/2/2065	12/2/2065	
Sources of Funds			
Par Amount	9,760,000	17,670,000	27,430,000
Funds on Hand	0	1,535,000	1,535,000
Total	9,760,000	19,205,000	28,965,000
Uses of Funds			
Project Fund	6,987,800	7,150,650	14,138,450
Refunding Escrow	0	9,455,000	9,455,000
Capitalized Interest	1,464,000	0	1,464,000
Reserve Fund	0	1,095,000	1,095,000
Surplus Deposit	863,000	1,216,000	2,079,000
Cost of Issuance	445,200	288,350	733,550
Total	9,760,000	19,205,000	28,965,000
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Interest Frequency	Semiannual	Semiannual	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Tax Authority Assumptions			
Metropolitan District Debt Service Mill Levy Revenue			
Service Plan			
Residential Base Rate		6.80%	
Debt Service Mills			
Service Plan Mill Levy Cap		50.000	
Specific Ownership Tax		6.00%	
County Treasurer Fee		1.50%	

Mountain View Estates Metropolitan District No. 1  
Development Summary

Statutory Actual Value (2025)	Residential										Total
	50' Alley	40' Front	70' Front/Alley	80' Front/Alley	-	-	-	-	-	-	
	\$575,000	\$525,000	\$675,000	\$725,000	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-	-
2025	12	15	11	7	-	-	-	-	-	-	45
2026	18	57	44	21	-	-	-	-	-	-	140
2027	-	-	13	15	-	-	-	-	-	-	28
2028	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-	-
Total Units	30	72	68	43	-	-	-	-	-	-	213
Total Statutory Actual Value	\$17,250,000	\$37,800,000	\$45,900,000	\$31,175,000	-	-	-	-	-	-	\$132,125,000

Mountain View Estates Metropolitan District No. 1  
Assessed Value

	Vacant and Improved Land <sup>1</sup>		Residential						Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment	Actual Value	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
				6.00%					
2024	2,727,500		-		0	0	6.800%		0
2025	8,520,000	0	45	-	27,275,000	27,275,000	6.800%	0	0
2026	1,965,000	681,875	140	1,636,500	115,815,500	115,815,500	6.800%	0	681,875
2027	0	2,130,000	28	-	136,259,360	136,259,360	6.800%	1,854,700	3,984,700
2028	0	491,250	-	8,175,562	144,434,922	144,434,922	6.800%	7,875,454	8,366,704
2029	0	0	-	-	144,434,922	144,434,922	6.800%	9,265,636	9,265,636
2030	0	0	-	8,666,095	153,101,017	153,101,017	6.800%	9,821,575	9,821,575
2031	0	0	-	-	153,101,017	153,101,017	6.800%	9,821,575	9,821,575
2032	0	0	-	9,186,061	162,287,078	162,287,078	6.800%	10,410,869	10,410,869
2033	0	0	-	-	162,287,078	162,287,078	6.800%	10,410,869	10,410,869
2034	0	0	-	9,737,225	172,024,303	172,024,303	6.800%	11,035,521	11,035,521
2035	0	0	-	-	172,024,303	172,024,303	6.800%	11,035,521	11,035,521
2036	0	0	-	10,321,458	182,345,761	182,345,761	6.800%	11,697,653	11,697,653
2037	0	0	-	-	182,345,761	182,345,761	6.800%	11,697,653	11,697,653
2038	0	0	-	10,940,746	193,286,506	193,286,506	6.800%	12,399,512	12,399,512
2039	0	0	-	-	193,286,506	193,286,506	6.800%	12,399,512	12,399,512
2040	0	0	-	11,597,190	204,883,697	204,883,697	6.800%	13,143,482	13,143,482
2041	0	0	-	-	204,883,697	204,883,697	6.800%	13,143,482	13,143,482
2042	0	0	-	12,293,022	217,176,719	217,176,719	6.800%	13,932,091	13,932,091
2043	0	0	-	-	217,176,719	217,176,719	6.800%	13,932,091	13,932,091
2044	0	0	-	13,030,603	230,207,322	230,207,322	6.800%	14,768,017	14,768,017
2045	0	0	-	-	230,207,322	230,207,322	6.800%	14,768,017	14,768,017
2046	0	0	-	13,812,439	244,019,761	244,019,761	6.800%	15,654,098	15,654,098
2047	0	0	-	-	244,019,761	244,019,761	6.800%	15,654,098	15,654,098
2048	0	0	-	14,641,186	258,660,947	258,660,947	6.800%	16,593,344	16,593,344
2049	0	0	-	-	258,660,947	258,660,947	6.800%	16,593,344	16,593,344
2050	0	0	-	15,519,657	274,180,603	274,180,603	6.800%	17,588,944	17,588,944
2051	0	0	-	-	274,180,603	274,180,603	6.800%	17,588,944	17,588,944
2052	0	0	-	16,450,836	290,631,440	290,631,440	6.800%	18,644,281	18,644,281
2053	0	0	-	-	290,631,440	290,631,440	6.800%	18,644,281	18,644,281
2054	0	0	-	17,437,886	308,069,326	308,069,326	6.800%	19,762,938	19,762,938
2055	0	0	-	-	308,069,326	308,069,326	6.800%	19,762,938	19,762,938
2056	0	0	-	18,484,160	326,553,486	326,553,486	6.800%	20,948,714	20,948,714
2057	0	0	-	-	326,553,486	326,553,486	6.800%	20,948,714	20,948,714
2058	0	0	-	19,593,209	346,146,695	346,146,695	6.800%	22,205,637	22,205,637
2059	0	0	-	-	346,146,695	346,146,695	6.800%	22,205,637	22,205,637
2060	0	0	-	20,768,802	366,915,496	366,915,496	6.800%	23,537,975	23,537,975
2061	0	0	-	-	366,915,496	366,915,496	6.800%	23,537,975	23,537,975
2062	0	0	-	22,014,930	388,930,426	388,930,426	6.800%	24,950,254	24,950,254
2063	0	0	-	-	388,930,426	388,930,426	6.800%	24,950,254	24,950,254
2064	0	0	-	23,335,826	412,266,252	412,266,252	6.800%	26,447,269	26,447,269
2065	0	0	-	-	412,266,252	412,266,252	6.800%	26,447,269	26,447,269
Total			213	277,643,392					

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



Mountain View Estates Metropolitan District No. 1

Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy <sup>1</sup>	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		50.000 Cap 50.000 Target	99.50%	6.00%	1.50%		
2024	0	0.000	0	0	0	0	0
2025	0	0.000	0	0	0	0	0
2026	681,875	50.000	33,923	2,035	(509)	(4,000)	31,450
2027	3,984,700	50.000	198,239	11,894	(2,974)	(4,000)	203,160
2028	8,366,704	50.000	416,244	24,975	(6,244)	(4,000)	430,974
2029	9,265,636	50.000	460,965	27,658	(6,914)	(4,000)	477,709
2030	9,821,575	50.000	488,623	29,317	(7,329)	(4,000)	506,611
2031	9,821,575	50.000	488,623	29,317	(7,329)	(4,000)	506,611
2032	10,410,869	50.000	517,941	31,076	(7,769)	(4,000)	537,248
2033	10,410,869	50.000	517,941	31,076	(7,769)	(4,000)	537,248
2034	11,035,521	50.000	549,017	32,941	(8,235)	(4,000)	569,723
2035	11,035,521	50.000	549,017	32,941	(8,235)	(4,000)	569,723
2036	11,697,653	50.000	581,958	34,917	(8,729)	(4,000)	604,146
2037	11,697,653	50.000	581,958	34,917	(8,729)	(4,000)	604,146
2038	12,399,512	50.000	616,876	37,013	(9,253)	(4,000)	640,635
2039	12,399,512	50.000	616,876	37,013	(9,253)	(4,000)	640,635
2040	13,143,482	50.000	653,888	39,233	(9,808)	(4,000)	679,313
2041	13,143,482	50.000	653,888	39,233	(9,808)	(4,000)	679,313
2042	13,932,091	50.000	693,122	41,587	(10,397)	(4,000)	720,312
2043	13,932,091	50.000	693,122	41,587	(10,397)	(4,000)	720,312
2044	14,768,017	50.000	734,709	44,083	(11,021)	(4,000)	763,771
2045	14,768,017	50.000	734,709	44,083	(11,021)	(4,000)	763,771
2046	15,654,098	50.000	778,791	46,727	(11,682)	(4,000)	809,837
2047	15,654,098	50.000	778,791	46,727	(11,682)	(4,000)	809,837
2048	16,593,344	50.000	825,519	49,531	(12,383)	(4,000)	858,667
2049	16,593,344	50.000	825,519	49,531	(12,383)	(4,000)	858,667
2050	17,588,944	50.000	875,050	52,503	(13,126)	(4,000)	910,427
2051	17,588,944	50.000	875,050	52,503	(13,126)	(4,000)	910,427
2052	18,644,281	50.000	927,553	55,653	(13,913)	(4,000)	965,293
2053	18,644,281	50.000	927,553	55,653	(13,913)	(4,000)	965,293
2054	19,762,938	50.000	983,206	58,992	(14,748)	(4,000)	1,023,450
2055	19,762,938	50.000	983,206	58,992	(14,748)	(4,000)	1,023,450
2056	20,948,714	50.000	1,042,199	62,532	(15,633)	(4,000)	1,085,097
2057	20,948,714	50.000	1,042,199	62,532	(15,633)	(4,000)	1,085,097
2058	22,205,637	50.000	1,104,730	66,284	(16,571)	(4,000)	1,150,443
2059	22,205,637	50.000	1,104,730	66,284	(16,571)	(4,000)	1,150,443
2060	23,537,975	50.000	1,171,014	70,261	(17,565)	(4,000)	1,219,710
2061	23,537,975	50.000	1,171,014	70,261	(17,565)	(4,000)	1,219,710
2062	24,950,254	50.000	1,241,275	74,477	(18,619)	(4,000)	1,293,133
2063	24,950,254	50.000	1,241,275	74,477	(18,619)	(4,000)	1,293,133
2064	26,447,269	50.000	1,315,752	78,945	(19,736)	(4,000)	1,370,960
2065	26,447,269	50.000	1,315,752	78,945	(19,736)	(4,000)	1,370,960
Total			31,311,817	1,878,709	(469,677)	(160,000)	32,560,849

1. Subject to adjustment based on changes in assessment methodology

Mountain View Estates Metropolitan District No. 1  
Debt Service

	Total  Revenue Available for Debt Service	Net Debt Service			Surplus Fund			Ratio Analysis		
		Series 2025	Series 2035	Total	Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance <sup>1</sup>	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2025	Dated: 12/1/2035							
		Par: \$9,760,000 Proj: \$6,987,800	Par: \$17,670,000 Proj: \$7,150,650 Escr: \$9,455,000							
						Series 2025: 1,726,000 Series 2035: -				
2024	0					0	0			
2025	0	0		0	0	863,000	0	n/a	n/a	
2026	31,450	0		0	31,450	894,450	0	n/a	n/a	
2027	203,160	0		0	203,160	1,097,609	0	n/a	n/a	
2028	430,974	0		0	430,974	1,528,584	0	n/a	n/a	
2029	477,709	488,000		488,000	(10,291)	1,518,293	0	98%	n/a	
2030	506,611	503,000		503,000	3,611	1,521,904	0	101%	n/a	
2031	506,611	502,250		502,250	4,361	1,526,266	0	101%	n/a	
2032	537,248	536,500		536,500	748	1,527,014	0	100%	n/a	
2033	537,248	534,000		534,000	3,248	1,530,262	0	101%	n/a	
2034	569,723	566,500		566,500	3,223	1,533,485	0	101%	86%	
2035	569,723	567,250	0	567,250	2,473	1,535,000	958	100%	151%	
2036	604,146	Refunded	600,100	600,100	4,046	0	4,046	101%	150%	
2037	604,146		603,000	603,000	1,146	0	1,146	100%	141%	
2038	640,635		635,750	635,750	4,885	0	4,885	101%	140%	
2039	640,635		637,450	637,450	3,185	0	3,185	100%	132%	
2040	679,313		679,000	679,000	313	0	313	100%	130%	
2041	679,313		674,200	674,200	5,113	0	5,113	101%	122%	
2042	720,312		719,400	719,400	912	0	912	100%	120%	
2043	720,312		718,100	718,100	2,212	0	2,212	100%	112%	
2044	763,771		761,650	761,650	2,121	0	2,121	100%	110%	
2045	763,771		763,700	763,700	71	0	71	100%	102%	
2046	809,837		805,450	805,450	4,387	0	4,387	101%	100%	
2047	809,837		805,700	805,700	4,137	0	4,137	101%	93%	
2048	858,667		855,650	855,650	3,017	0	3,017	100%	90%	
2049	858,667		853,800	853,800	4,867	0	4,867	101%	83%	
2050	910,427		906,650	906,650	3,777	0	3,777	100%	80%	
2051	910,427		907,550	907,550	2,877	0	2,877	100%	73%	
2052	965,293		963,000	963,000	2,293	0	2,293	100%	70%	
2053	965,293		961,350	961,350	3,943	0	3,943	100%	63%	
2054	1,023,450		1,019,250	1,019,250	4,200	0	4,200	100%	60%	
2055	1,023,450		1,019,900	1,019,900	3,550	0	3,550	100%	53%	
2056	1,085,097		1,084,950	1,084,950	147	0	147	100%	50%	
2057	1,085,097		1,082,450	1,082,450	2,647	0	2,647	100%	43%	
2058	1,150,443		1,149,350	1,149,350	1,093	0	1,093	100%	40%	
2059	1,150,443		1,148,550	1,148,550	1,893	0	1,893	100%	34%	
2060	1,219,710		1,217,000	1,217,000	2,710	0	2,710	100%	29%	
2061	1,219,710		1,217,600	1,217,600	2,110	0	2,110	100%	24%	
2062	1,293,133		1,292,300	1,292,300	833	0	833	100%	19%	
2063	1,293,133		1,288,850	1,288,850	4,283	0	4,283	100%	14%	
2064	1,370,960		1,369,500	1,369,500	1,460	0	1,460	100%	9%	
2065	1,370,960		1,366,700	1,366,700	4,260	0	4,260	100%	0%	
Total	32,560,849	3,697,500	28,107,900	31,805,400	755,449	1,535,000	83,449			

1. Assumes \$863,000 Deposit to Surplus Fund at Closing

---

**SOURCES AND USES OF FUNDS**

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1**  
**Adams County, Colorado**

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2025**

~~~  
**SERVICE PLAN**

Dated Date                      12/01/2025  
Delivery Date                 12/01/2025

*Sources:*

---

Bond Proceeds:	
Par Amount	9,760,000.00
	<hr/>
	9,760,000.00

---

---

*Uses:*

---

Project Fund Deposits:	
Project Fund	6,987,800.00
Other Fund Deposits:	
Capitalized Interest Fund	1,464,000.00
Surplus Deposit	<hr/>
	863,000.00
	2,327,000.00
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	195,200.00
	<hr/>
	9,760,000.00

---

---

## BOND SUMMARY STATISTICS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION BONDS, SERIES 2025

#### ~~~ SERVICE PLAN

Dated Date	12/01/2025
Delivery Date	12/01/2025
Last Maturity	12/01/2055
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.151976%
Net Interest Cost (NIC)	5.086353%
All-In TIC	5.353297%
Average Coupon	5.000000%
Average Life (years)	23.161
Duration of Issue (years)	13.575
Par Amount	9,760,000.00
Bond Proceeds	9,760,000.00
Total Interest	11,302,500.00
Net Interest	11,497,700.00
Total Debt Service	21,062,500.00
Maximum Annual Debt Service	1,019,750.00
Average Annual Debt Service	702,083.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2055	9,760,000.00	100.000	5.000%	23.161
	9,760,000.00			23.161

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	9,760,000.00	9,760,000.00	9,760,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(195,200.00)	(195,200.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	9,564,800.00	9,314,800.00	9,760,000.00
Target Date	12/01/2025	12/01/2025	12/01/2025
Yield	5.151976%	5.353297%	5.000000%

---

## BOND PRICING

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2025**

~~~  
**SERVICE PLAN**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2055:					
	12/01/2026		5.000%	5.000%	100.000
	12/01/2027		5.000%	5.000%	100.000
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030	15,000	5.000%	5.000%	100.000
	12/01/2031	15,000	5.000%	5.000%	100.000
	12/01/2032	50,000	5.000%	5.000%	100.000
	12/01/2033	50,000	5.000%	5.000%	100.000
	12/01/2034	85,000	5.000%	5.000%	100.000
	12/01/2035	90,000	5.000%	5.000%	100.000
	12/01/2036	130,000	5.000%	5.000%	100.000
	12/01/2037	135,000	5.000%	5.000%	100.000
	12/01/2038	180,000	5.000%	5.000%	100.000
	12/01/2039	190,000	5.000%	5.000%	100.000
	12/01/2040	235,000	5.000%	5.000%	100.000
	12/01/2041	245,000	5.000%	5.000%	100.000
	12/01/2042	300,000	5.000%	5.000%	100.000
	12/01/2043	315,000	5.000%	5.000%	100.000
	12/01/2044	375,000	5.000%	5.000%	100.000
	12/01/2045	395,000	5.000%	5.000%	100.000
	12/01/2046	460,000	5.000%	5.000%	100.000
	12/01/2047	485,000	5.000%	5.000%	100.000
	12/01/2048	555,000	5.000%	5.000%	100.000
	12/01/2049	585,000	5.000%	5.000%	100.000
	12/01/2050	665,000	5.000%	5.000%	100.000
	12/01/2051	700,000	5.000%	5.000%	100.000
	12/01/2052	785,000	5.000%	5.000%	100.000
	12/01/2053	825,000	5.000%	5.000%	100.000
	12/01/2054	925,000	5.000%	5.000%	100.000
	12/01/2055	970,000	5.000%	5.000%	100.000
		9,760,000			

Dated Date	12/01/2025	
Delivery Date	12/01/2025	
First Coupon	06/01/2026	
Par Amount	9,760,000.00	
Original Issue Discount		
Production	9,760,000.00	100.000000%
Underwriter's Discount	(195,200.00)	(2.000000%)
Purchase Price	9,564,800.00	98.000000%
Accrued Interest		
Net Proceeds	9,564,800.00	

## NET DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION BONDS, SERIES 2025

#### ~~~ SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2026			488,000	488,000	488,000	
12/01/2027			488,000	488,000	488,000	
12/01/2028			488,000	488,000	488,000	
12/01/2029			488,000	488,000		488,000
12/01/2030	15,000	5.000%	488,000	503,000		503,000
12/01/2031	15,000	5.000%	487,250	502,250		502,250
12/01/2032	50,000	5.000%	486,500	536,500		536,500
12/01/2033	50,000	5.000%	484,000	534,000		534,000
12/01/2034	85,000	5.000%	481,500	566,500		566,500
12/01/2035	90,000	5.000%	477,250	567,250		567,250
12/01/2036	130,000	5.000%	472,750	602,750		602,750
12/01/2037	135,000	5.000%	466,250	601,250		601,250
12/01/2038	180,000	5.000%	459,500	639,500		639,500
12/01/2039	190,000	5.000%	450,500	640,500		640,500
12/01/2040	235,000	5.000%	441,000	676,000		676,000
12/01/2041	245,000	5.000%	429,250	674,250		674,250
12/01/2042	300,000	5.000%	417,000	717,000		717,000
12/01/2043	315,000	5.000%	402,000	717,000		717,000
12/01/2044	375,000	5.000%	386,250	761,250		761,250
12/01/2045	395,000	5.000%	367,500	762,500		762,500
12/01/2046	460,000	5.000%	347,750	807,750		807,750
12/01/2047	485,000	5.000%	324,750	809,750		809,750
12/01/2048	555,000	5.000%	300,500	855,500		855,500
12/01/2049	585,000	5.000%	272,750	857,750		857,750
12/01/2050	665,000	5.000%	243,500	908,500		908,500
12/01/2051	700,000	5.000%	210,250	910,250		910,250
12/01/2052	785,000	5.000%	175,250	960,250		960,250
12/01/2053	825,000	5.000%	136,000	961,000		961,000
12/01/2054	925,000	5.000%	94,750	1,019,750		1,019,750
12/01/2055	970,000	5.000%	48,500	1,018,500		1,018,500
	9,760,000		11,302,500	21,062,500	1,464,000	19,598,500

---

## BOND DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2025

~~~

### SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2026			244,000	244,000	
12/01/2026			244,000	244,000	488,000
06/01/2027			244,000	244,000	
12/01/2027			244,000	244,000	488,000
06/01/2028			244,000	244,000	
12/01/2028			244,000	244,000	488,000
06/01/2029			244,000	244,000	
12/01/2029			244,000	244,000	488,000
06/01/2030			244,000	244,000	
12/01/2030	15,000	5.000%	244,000	259,000	503,000
06/01/2031			243,625	243,625	
12/01/2031	15,000	5.000%	243,625	258,625	502,250
06/01/2032			243,250	243,250	
12/01/2032	50,000	5.000%	243,250	293,250	536,500
06/01/2033			242,000	242,000	
12/01/2033	50,000	5.000%	242,000	292,000	534,000
06/01/2034			240,750	240,750	
12/01/2034	85,000	5.000%	240,750	325,750	566,500
06/01/2035			238,625	238,625	
12/01/2035	90,000	5.000%	238,625	328,625	567,250
06/01/2036			236,375	236,375	
12/01/2036	130,000	5.000%	236,375	366,375	602,750
06/01/2037			233,125	233,125	
12/01/2037	135,000	5.000%	233,125	368,125	601,250
06/01/2038			229,750	229,750	
12/01/2038	180,000	5.000%	229,750	409,750	639,500
06/01/2039			225,250	225,250	
12/01/2039	190,000	5.000%	225,250	415,250	640,500
06/01/2040			220,500	220,500	
12/01/2040	235,000	5.000%	220,500	455,500	676,000
06/01/2041			214,625	214,625	
12/01/2041	245,000	5.000%	214,625	459,625	674,250
06/01/2042			208,500	208,500	
12/01/2042	300,000	5.000%	208,500	508,500	717,000
06/01/2043			201,000	201,000	
12/01/2043	315,000	5.000%	201,000	516,000	717,000
06/01/2044			193,125	193,125	
12/01/2044	375,000	5.000%	193,125	568,125	761,250
06/01/2045			183,750	183,750	
12/01/2045	395,000	5.000%	183,750	578,750	762,500
06/01/2046			173,875	173,875	
12/01/2046	460,000	5.000%	173,875	633,875	807,750
06/01/2047			162,375	162,375	
12/01/2047	485,000	5.000%	162,375	647,375	809,750
06/01/2048			150,250	150,250	
12/01/2048	555,000	5.000%	150,250	705,250	855,500
06/01/2049			136,375	136,375	
12/01/2049	585,000	5.000%	136,375	721,375	857,750
06/01/2050			121,750	121,750	
12/01/2050	665,000	5.000%	121,750	786,750	908,500
06/01/2051			105,125	105,125	
12/01/2051	700,000	5.000%	105,125	805,125	910,250
06/01/2052			87,625	87,625	
12/01/2052	785,000	5.000%	87,625	872,625	960,250
06/01/2053			68,000	68,000	
12/01/2053	825,000	5.000%	68,000	893,000	961,000
06/01/2054			47,375	47,375	
12/01/2054	925,000	5.000%	47,375	972,375	1,019,750
06/01/2055			24,250	24,250	
12/01/2055	970,000	5.000%	24,250	994,250	1,018,500
	9,760,000		11,302,500	21,062,500	21,062,500

---

## CALL PROVISIONS

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1**  
**Adams County, Colorado**

~~~

**GENERAL OBLIGATION BONDS, SERIES 2025**

~~~

### **SERVICE PLAN**

**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2030	103.00
12/01/2031	102.00
12/01/2032	101.00
12/01/2033	100.00



## BOND SOLUTION

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION BONDS, SERIES 2025

#### ~~~ SERVICE PLAN

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2026		488,000	(488,000)		31,450	31,450	
12/01/2027		488,000	(488,000)		203,160	203,160	
12/01/2028		488,000	(488,000)		430,974	430,974	
12/01/2029		488,000		488,000	477,709	(10,291)	97.89%
12/01/2030	15,000	503,000		503,000	506,611	3,611	100.72%
12/01/2031	15,000	502,250		502,250	506,611	4,361	100.87%
12/01/2032	50,000	536,500		536,500	537,248	748	100.14%
12/01/2033	50,000	534,000		534,000	537,248	3,248	100.61%
12/01/2034	85,000	566,500		566,500	569,723	3,223	100.57%
12/01/2035	90,000	567,250		567,250	569,723	2,473	100.44%
12/01/2036	130,000	602,750		602,750	604,146	1,396	100.23%
12/01/2037	135,000	601,250		601,250	604,146	2,896	100.48%
12/01/2038	180,000	639,500		639,500	640,635	1,135	100.18%
12/01/2039	190,000	640,500		640,500	640,635	135	100.02%
12/01/2040	235,000	676,000		676,000	679,313	3,313	100.49%
12/01/2041	245,000	674,250		674,250	679,313	5,063	100.75%
12/01/2042	300,000	717,000		717,000	720,312	3,312	100.46%
12/01/2043	315,000	717,000		717,000	720,312	3,312	100.46%
12/01/2044	375,000	761,250		761,250	763,771	2,521	100.33%
12/01/2045	395,000	762,500		762,500	763,771	1,271	100.17%
12/01/2046	460,000	807,750		807,750	809,837	2,087	100.26%
12/01/2047	485,000	809,750		809,750	809,837	87	100.01%
12/01/2048	555,000	855,500		855,500	858,667	3,167	100.37%
12/01/2049	585,000	857,750		857,750	858,667	917	100.11%
12/01/2050	665,000	908,500		908,500	910,427	1,927	100.21%
12/01/2051	700,000	910,250		910,250	910,427	177	100.02%
12/01/2052	785,000	960,250		960,250	965,293	5,043	100.53%
12/01/2053	825,000	961,000		961,000	965,293	4,293	100.45%
12/01/2054	925,000	1,019,750		1,019,750	1,023,450	3,700	100.36%
12/01/2055	970,000	1,018,500		1,018,500	1,023,450	4,950	100.49%
	9,760,000	21,062,500	(1,464,000)	19,598,500	20,322,162	723,662	

---

## SOURCES AND USES OF FUNDS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~  
**SERVICE PLAN**

Dated Date	12/01/2035
Delivery Date	12/01/2035

**Sources:**

<hr/>	
Bond Proceeds:	
Par Amount	17,670,000.00
Other Sources of Funds:	
Surplus Fund	1,535,000.00
<hr/>	
	19,205,000.00
<hr/>	

**Uses:**

<hr/>	
Project Fund Deposits:	
Project Fund	7,150,650.00
Refunding Escrow Deposits:	
Cash Deposit	9,455,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	1,095,000.00
Surplus Deposit	<u>1,216,000.00</u>
	2,311,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	88,350.00
<hr/>	
	19,205,000.00
<hr/>	

## BOND SUMMARY STATISTICS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035

#### ~~~ SERVICE PLAN

Dated Date	12/01/2035
Delivery Date	12/01/2035
Last Maturity	12/01/2065
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.032438%
Net Interest Cost (NIC)	3.022982%
All-In TIC	3.106693%
Average Coupon	3.000000%
Average Life (years)	21.756
Duration of Issue (years)	15.673
Par Amount	17,670,000.00
Bond Proceeds	17,670,000.00
Total Interest	11,532,900.00
Net Interest	11,621,250.00
Total Debt Service	29,202,900.00
Maximum Annual Debt Service	2,461,700.00
Average Annual Debt Service	973,430.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2065	17,670,000.00	100.000	3.000%	21.756
	17,670,000.00			21.756

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	17,670,000.00	17,670,000.00	17,670,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(88,350.00)	(88,350.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	17,581,650.00	17,381,650.00	17,670,000.00
Target Date	12/01/2035	12/01/2035	12/01/2035
Yield	3.032438%	3.106693%	3.000000%

---

## BOND PRICING

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~  
**SERVICE PLAN**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2065:					
	12/01/2036	70,000	3.000%	3.000%	100.000
	12/01/2037	75,000	3.000%	3.000%	100.000
	12/01/2038	110,000	3.000%	3.000%	100.000
	12/01/2039	115,000	3.000%	3.000%	100.000
	12/01/2040	160,000	3.000%	3.000%	100.000
	12/01/2041	160,000	3.000%	3.000%	100.000
	12/01/2042	210,000	3.000%	3.000%	100.000
	12/01/2043	215,000	3.000%	3.000%	100.000
	12/01/2044	265,000	3.000%	3.000%	100.000
	12/01/2045	275,000	3.000%	3.000%	100.000
	12/01/2046	325,000	3.000%	3.000%	100.000
	12/01/2047	335,000	3.000%	3.000%	100.000
	12/01/2048	395,000	3.000%	3.000%	100.000
	12/01/2049	405,000	3.000%	3.000%	100.000
	12/01/2050	470,000	3.000%	3.000%	100.000
	12/01/2051	485,000	3.000%	3.000%	100.000
	12/01/2052	555,000	3.000%	3.000%	100.000
	12/01/2053	570,000	3.000%	3.000%	100.000
	12/01/2054	645,000	3.000%	3.000%	100.000
	12/01/2055	665,000	3.000%	3.000%	100.000
	12/01/2056	750,000	3.000%	3.000%	100.000
	12/01/2057	770,000	3.000%	3.000%	100.000
	12/01/2058	860,000	3.000%	3.000%	100.000
	12/01/2059	885,000	3.000%	3.000%	100.000
	12/01/2060	980,000	3.000%	3.000%	100.000
	12/01/2061	1,010,000	3.000%	3.000%	100.000
	12/01/2062	1,115,000	3.000%	3.000%	100.000
	12/01/2063	1,145,000	3.000%	3.000%	100.000
	12/01/2064	1,260,000	3.000%	3.000%	100.000
	12/01/2065	2,390,000	3.000%	3.000%	100.000
		17,670,000			

Dated Date	12/01/2035	
Delivery Date	12/01/2035	
First Coupon	06/01/2036	
Par Amount	17,670,000.00	
Original Issue Discount		
Production	17,670,000.00	100.000000%
Underwriter's Discount	(88,350.00)	(0.500000%)
Purchase Price	17,581,650.00	99.500000%
Accrued Interest		
Net Proceeds	17,581,650.00	

---

## NET DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2036	70,000	3.000%	530,100	600,100		600,100
12/01/2037	75,000	3.000%	528,000	603,000		603,000
12/01/2038	110,000	3.000%	525,750	635,750		635,750
12/01/2039	115,000	3.000%	522,450	637,450		637,450
12/01/2040	160,000	3.000%	519,000	679,000		679,000
12/01/2041	160,000	3.000%	514,200	674,200		674,200
12/01/2042	210,000	3.000%	509,400	719,400		719,400
12/01/2043	215,000	3.000%	503,100	718,100		718,100
12/01/2044	265,000	3.000%	496,650	761,650		761,650
12/01/2045	275,000	3.000%	488,700	763,700		763,700
12/01/2046	325,000	3.000%	480,450	805,450		805,450
12/01/2047	335,000	3.000%	470,700	805,700		805,700
12/01/2048	395,000	3.000%	460,650	855,650		855,650
12/01/2049	405,000	3.000%	448,800	853,800		853,800
12/01/2050	470,000	3.000%	436,650	906,650		906,650
12/01/2051	485,000	3.000%	422,550	907,550		907,550
12/01/2052	555,000	3.000%	408,000	963,000		963,000
12/01/2053	570,000	3.000%	391,350	961,350		961,350
12/01/2054	645,000	3.000%	374,250	1,019,250		1,019,250
12/01/2055	665,000	3.000%	354,900	1,019,900		1,019,900
12/01/2056	750,000	3.000%	334,950	1,084,950		1,084,950
12/01/2057	770,000	3.000%	312,450	1,082,450		1,082,450
12/01/2058	860,000	3.000%	289,350	1,149,350		1,149,350
12/01/2059	885,000	3.000%	263,550	1,148,550		1,148,550
12/01/2060	980,000	3.000%	237,000	1,217,000		1,217,000
12/01/2061	1,010,000	3.000%	207,600	1,217,600		1,217,600
12/01/2062	1,115,000	3.000%	177,300	1,292,300		1,292,300
12/01/2063	1,145,000	3.000%	143,850	1,288,850		1,288,850
12/01/2064	1,260,000	3.000%	109,500	1,369,500		1,369,500
12/01/2065	2,390,000	3.000%	71,700	2,461,700	1,095,000	1,366,700
	17,670,000		11,532,900	29,202,900	1,095,000	28,107,900

---

## BOND DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~

### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035

~~~

### SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2036			265,050	265,050	
12/01/2036	70,000	3.000%	265,050	335,050	600,100
06/01/2037			264,000	264,000	
12/01/2037	75,000	3.000%	264,000	339,000	603,000
06/01/2038			262,875	262,875	
12/01/2038	110,000	3.000%	262,875	372,875	635,750
06/01/2039			261,225	261,225	
12/01/2039	115,000	3.000%	261,225	376,225	637,450
06/01/2040			259,500	259,500	
12/01/2040	160,000	3.000%	259,500	419,500	679,000
06/01/2041			257,100	257,100	
12/01/2041	160,000	3.000%	257,100	417,100	674,200
06/01/2042			254,700	254,700	
12/01/2042	210,000	3.000%	254,700	464,700	719,400
06/01/2043			251,550	251,550	
12/01/2043	215,000	3.000%	251,550	466,550	718,100
06/01/2044			248,325	248,325	
12/01/2044	265,000	3.000%	248,325	513,325	761,650
06/01/2045			244,350	244,350	
12/01/2045	275,000	3.000%	244,350	519,350	763,700
06/01/2046			240,225	240,225	
12/01/2046	325,000	3.000%	240,225	565,225	805,450
06/01/2047			235,350	235,350	
12/01/2047	335,000	3.000%	235,350	570,350	805,700
06/01/2048			230,325	230,325	
12/01/2048	395,000	3.000%	230,325	625,325	855,650
06/01/2049			224,400	224,400	
12/01/2049	405,000	3.000%	224,400	629,400	853,800
06/01/2050			218,325	218,325	
12/01/2050	470,000	3.000%	218,325	688,325	906,650
06/01/2051			211,275	211,275	
12/01/2051	485,000	3.000%	211,275	696,275	907,550
06/01/2052			204,000	204,000	
12/01/2052	555,000	3.000%	204,000	759,000	963,000
06/01/2053			195,675	195,675	
12/01/2053	570,000	3.000%	195,675	765,675	961,350
06/01/2054			187,125	187,125	
12/01/2054	645,000	3.000%	187,125	832,125	1,019,250
06/01/2055			177,450	177,450	
12/01/2055	665,000	3.000%	177,450	842,450	1,019,900
06/01/2056			167,475	167,475	
12/01/2056	750,000	3.000%	167,475	917,475	1,084,950
06/01/2057			156,225	156,225	
12/01/2057	770,000	3.000%	156,225	926,225	1,082,450
06/01/2058			144,675	144,675	
12/01/2058	860,000	3.000%	144,675	1,004,675	1,149,350
06/01/2059			131,775	131,775	
12/01/2059	885,000	3.000%	131,775	1,016,775	1,148,550
06/01/2060			118,500	118,500	
12/01/2060	980,000	3.000%	118,500	1,098,500	1,217,000
06/01/2061			103,800	103,800	
12/01/2061	1,010,000	3.000%	103,800	1,113,800	1,217,600
06/01/2062			88,650	88,650	
12/01/2062	1,115,000	3.000%	88,650	1,203,650	1,292,300
06/01/2063			71,925	71,925	
12/01/2063	1,145,000	3.000%	71,925	1,216,925	1,288,850
06/01/2064			54,750	54,750	
12/01/2064	1,260,000	3.000%	54,750	1,314,750	1,369,500
06/01/2065			35,850	35,850	
12/01/2065	2,390,000	3.000%	35,850	2,425,850	2,461,700
	17,670,000		11,532,900	29,202,900	29,202,900

---

## SUMMARY OF BONDS REFUNDED

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~  
**SERVICE PLAN**

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2025 - Service Plan, 2025, TERM55:					
	12/01/2036	5.000%	130,000	12/01/2035	100.000
	12/01/2037	5.000%	135,000	12/01/2035	100.000
	12/01/2038	5.000%	180,000	12/01/2035	100.000
	12/01/2039	5.000%	190,000	12/01/2035	100.000
	12/01/2040	5.000%	235,000	12/01/2035	100.000
	12/01/2041	5.000%	245,000	12/01/2035	100.000
	12/01/2042	5.000%	300,000	12/01/2035	100.000
	12/01/2043	5.000%	315,000	12/01/2035	100.000
	12/01/2044	5.000%	375,000	12/01/2035	100.000
	12/01/2045	5.000%	395,000	12/01/2035	100.000
	12/01/2046	5.000%	460,000	12/01/2035	100.000
	12/01/2047	5.000%	485,000	12/01/2035	100.000
	12/01/2048	5.000%	555,000	12/01/2035	100.000
	12/01/2049	5.000%	585,000	12/01/2035	100.000
	12/01/2050	5.000%	665,000	12/01/2035	100.000
	12/01/2051	5.000%	700,000	12/01/2035	100.000
	12/01/2052	5.000%	785,000	12/01/2035	100.000
	12/01/2053	5.000%	825,000	12/01/2035	100.000
	12/01/2054	5.000%	925,000	12/01/2035	100.000
	12/01/2055	5.000%	970,000	12/01/2035	100.000
			9,455,000		

---

---

---

**ESCROW REQUIREMENTS**

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1**  
**Adams County, Colorado**

~~~

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~

**SERVICE PLAN**

Dated Date                      12/01/2035  
Delivery Date                  12/01/2035

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2035	9,455,000	9,455,000.00
	9,455,000	9,455,000.00



---

## BOND SOLUTION

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2035**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2036	70,000	600,100		600,100	604,146	4,046	100.67%
12/01/2037	75,000	603,000		603,000	604,146	1,146	100.19%
12/01/2038	110,000	635,750		635,750	640,635	4,885	100.77%
12/01/2039	115,000	637,450		637,450	640,635	3,185	100.50%
12/01/2040	160,000	679,000		679,000	679,313	313	100.05%
12/01/2041	160,000	674,200		674,200	679,313	5,113	100.76%
12/01/2042	210,000	719,400		719,400	720,312	912	100.13%
12/01/2043	215,000	718,100		718,100	720,312	2,212	100.31%
12/01/2044	265,000	761,650		761,650	763,771	2,121	100.28%
12/01/2045	275,000	763,700		763,700	763,771	71	100.01%
12/01/2046	325,000	805,450		805,450	809,837	4,387	100.54%
12/01/2047	335,000	805,700		805,700	809,837	4,137	100.51%
12/01/2048	395,000	855,650		855,650	858,667	3,017	100.35%
12/01/2049	405,000	853,800		853,800	858,667	4,867	100.57%
12/01/2050	470,000	906,650		906,650	910,427	3,777	100.42%
12/01/2051	485,000	907,550		907,550	910,427	2,877	100.32%
12/01/2052	555,000	963,000		963,000	965,293	2,293	100.24%
12/01/2053	570,000	961,350		961,350	965,293	3,943	100.41%
12/01/2054	645,000	1,019,250		1,019,250	1,023,450	4,200	100.41%
12/01/2055	665,000	1,019,900		1,019,900	1,023,450	3,550	100.35%
12/01/2056	750,000	1,084,950		1,084,950	1,085,097	147	100.01%
12/01/2057	770,000	1,082,450		1,082,450	1,085,097	2,647	100.24%
12/01/2058	860,000	1,149,350		1,149,350	1,150,443	1,093	100.10%
12/01/2059	885,000	1,148,550		1,148,550	1,150,443	1,893	100.16%
12/01/2060	980,000	1,217,000		1,217,000	1,219,710	2,710	100.22%
12/01/2061	1,010,000	1,217,600		1,217,600	1,219,710	2,110	100.17%
12/01/2062	1,115,000	1,292,300		1,292,300	1,293,133	833	100.06%
12/01/2063	1,145,000	1,288,850		1,288,850	1,293,133	4,283	100.33%
12/01/2064	1,260,000	1,369,500		1,369,500	1,370,960	1,460	100.11%
12/01/2065	2,390,000	2,461,700	(1,095,000)	1,366,700	1,370,960	4,260	100.31%
	17,670,000	29,202,900	(1,095,000)	28,107,900	28,190,392	82,492	

Mountain View Estates Metropolitan District No. 2  
Adams County, Colorado  
~~~  
General Obligation Bonds, Series 2027  
General Obligation Refunding & Improvement Bonds, Series 2037  
~~~  
Service Plan

Bond Assumptions	Series 2027	Series 2037	Total
Closing Date	12/1/2027	12/1/2037	
First Call Date	12/1/2032	12/1/2047	
Final Maturity	12/1/2057	12/1/2067	
Discharge Date	12/2/2066	12/2/2066	
Sources of Funds			
Par Amount	10,420,000	18,905,000	29,325,000
Funds on Hand	0	1,458,000	1,458,000
Total	10,420,000	20,363,000	30,783,000
Uses of Funds			
Project Fund	7,461,600	8,742,475	16,204,075
Refunding Escrow	0	10,095,000	10,095,000
Capitalized Interest	1,563,000	0	1,563,000
Reserve Fund	0	1,231,000	1,231,000
Surplus Deposit	937,000	0	937,000
Cost of Issuance	458,400	294,525	752,925
Total	10,420,000	20,363,000	30,783,000
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Interest Frequency	Semiannual	Semiannual	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Tax Authority Assumptions			
Metropolitan District Debt Service Mill Levy Revenue			
Service Plan			
Residential Base Rate		6.80%	
Debt Service Mills			
Service Plan Mill Levy Cap		50.000	
Specific Ownership Tax		6.00%	
County Treasurer Fee		1.50%	

Mountain View Estates Metropolitan District No. 2  
Development Summary

Statutory Actual Value (2025)	Residential										Total
	70' Front/Alley	80' Front/Alley	-	-	-	-	-	-	-	-	
	\$675,000	\$725,000	-	-	-	-	-	-	-	-	
2026	-	-	-	-	-	-	-	-	-	-	-
2027	31	13	-	-	-	-	-	-	-	-	44
2028	44	28	-	-	-	-	-	-	-	-	72
2029	44	9	-	-	-	-	-	-	-	-	53
2030	28	-	-	-	-	-	-	-	-	-	28
2031	-	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-	-
2060	-	-	-	-	-	-	-	-	-	-	-
2061	-	-	-	-	-	-	-	-	-	-	-
2062	-	-	-	-	-	-	-	-	-	-	-
2063	-	-	-	-	-	-	-	-	-	-	-
2064	-	-	-	-	-	-	-	-	-	-	-
2065	-	-	-	-	-	-	-	-	-	-	-
2066	-	-	-	-	-	-	-	-	-	-	-
2067	-	-	-	-	-	-	-	-	-	-	-
Total Units	147	50	-	-	-	-	-	-	-	-	197
Total Statutory Actual Value	\$99,225,000	\$36,250,000	-	-	-	-	-	-	-	-	\$135,475,000

Mountain View Estates Metropolitan District No. 2  
Assessed Value

	Vacant and Improved Land <sup>1</sup>		Single Family Residential					Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial Reassessment	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
				6.00%				
2026	3,035,000	0	-	-	0	6.250%	0	0
2027	5,000,000	0	44	-	31,576,140	6.800%	0	0
2028	3,622,500	758,750	72	1,894,568	86,531,108	6.800%	0	758,750
2029	1,890,000	1,250,000	53	-	125,742,213	6.800%	2,147,178	3,397,178
2030	0	905,625	28	7,544,533	154,153,873	6.800%	5,884,115	6,789,740
2031	0	472,500	-	-	154,153,873	6.800%	8,550,471	9,022,971
2032	0	0	-	9,249,232	163,403,106	6.800%	10,482,463	10,482,463
2033	0	0	-	-	163,403,106	6.800%	10,482,463	10,482,463
2034	0	0	-	9,804,186	173,207,292	6.800%	11,111,411	11,111,411
2035	0	0	-	-	173,207,292	6.800%	11,111,411	11,111,411
2036	0	0	-	10,392,438	183,599,730	6.800%	11,778,096	11,778,096
2037	0	0	-	-	183,599,730	6.800%	11,778,096	11,778,096
2038	0	0	-	11,015,984	194,615,713	6.800%	12,484,782	12,484,782
2039	0	0	-	-	194,615,713	6.800%	12,484,782	12,484,782
2040	0	0	-	11,676,943	206,292,656	6.800%	13,233,869	13,233,869
2041	0	0	-	-	206,292,656	6.800%	13,233,869	13,233,869
2042	0	0	-	12,377,559	218,670,216	6.800%	14,027,901	14,027,901
2043	0	0	-	-	218,670,216	6.800%	14,027,901	14,027,901
2044	0	0	-	13,120,213	231,790,429	6.800%	14,869,575	14,869,575
2045	0	0	-	-	231,790,429	6.800%	14,869,575	14,869,575
2046	0	0	-	13,907,426	245,697,854	6.800%	15,761,749	15,761,749
2047	0	0	-	-	245,697,854	6.800%	15,761,749	15,761,749
2048	0	0	-	14,741,871	260,439,726	6.800%	16,707,454	16,707,454
2049	0	0	-	-	260,439,726	6.800%	16,707,454	16,707,454
2050	0	0	-	15,626,384	276,066,109	6.800%	17,709,901	17,709,901
2051	0	0	-	-	276,066,109	6.800%	17,709,901	17,709,901
2052	0	0	-	16,563,967	292,630,076	6.800%	18,772,495	18,772,495
2053	0	0	-	-	292,630,076	6.800%	18,772,495	18,772,495
2054	0	0	-	17,557,805	310,187,880	6.800%	19,898,845	19,898,845
2055	0	0	-	-	310,187,880	6.800%	19,898,845	19,898,845
2056	0	0	-	18,611,273	328,799,153	6.800%	21,092,776	21,092,776
2057	0	0	-	-	328,799,153	6.800%	21,092,776	21,092,776
2058	0	0	-	19,727,949	348,527,102	6.800%	22,358,342	22,358,342
2059	0	0	-	-	348,527,102	6.800%	22,358,342	22,358,342
2060	0	0	-	20,911,626	369,438,728	6.800%	23,699,843	23,699,843
2061	0	0	-	-	369,438,728	6.800%	23,699,843	23,699,843
2062	0	0	-	22,166,324	391,605,052	6.800%	25,121,834	25,121,834
2063	0	0	-	-	391,605,052	6.800%	25,121,834	25,121,834
2064	0	0	-	23,496,303	415,101,355	6.800%	26,629,144	26,629,144
2065	0	0	-	-	415,101,355	6.800%	26,629,144	26,629,144
2066	0	0	-	24,906,081	440,007,436	6.800%	28,226,892	28,226,892
2067	0	0	-	-	440,007,436	6.800%	28,226,892	28,226,892
Total			197	295,292,664				

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

Mountain View Estates Metropolitan District No. 2  
Revenue

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy <sup>1</sup>	Debt Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Annual Trustee Fee	Revenue Available for Debt Service
		50.000 Cap 50.000 Target	99.50%	6.00%	1.50%		
2026	0	0.000	0	0	0	0	0
2027	0	0.000	0	0	0	0	0
2028	758,750	50.000	37,748	2,265	(566)	(4,000)	35,446
2029	3,397,178	50.000	169,010	10,141	(2,535)	(4,000)	172,615
2030	6,789,740	50.000	337,790	20,267	(5,067)	(4,000)	348,990
2031	9,022,971	50.000	448,893	26,934	(6,733)	(4,000)	465,093
2032	10,482,463	50.000	521,503	31,290	(7,823)	(4,000)	540,970
2033	10,482,463	50.000	521,503	31,290	(7,823)	(4,000)	540,970
2034	11,111,411	50.000	552,793	33,168	(8,292)	(4,000)	573,668
2035	11,111,411	50.000	552,793	33,168	(8,292)	(4,000)	573,668
2036	11,778,096	50.000	585,960	35,158	(8,789)	(4,000)	608,328
2037	11,778,096	50.000	585,960	35,158	(8,789)	(4,000)	608,328
2038	12,484,782	50.000	621,118	37,267	(9,317)	(4,000)	645,068
2039	12,484,782	50.000	621,118	37,267	(9,317)	(4,000)	645,068
2040	13,233,869	50.000	658,385	39,503	(9,876)	(4,000)	684,012
2041	13,233,869	50.000	658,385	39,503	(9,876)	(4,000)	684,012
2042	14,027,901	50.000	697,888	41,873	(10,468)	(4,000)	725,293
2043	14,027,901	50.000	697,888	41,873	(10,468)	(4,000)	725,293
2044	14,869,575	50.000	739,761	44,386	(11,096)	(4,000)	769,051
2045	14,869,575	50.000	739,761	44,386	(11,096)	(4,000)	769,051
2046	15,761,749	50.000	784,147	47,049	(11,762)	(4,000)	815,434
2047	15,761,749	50.000	784,147	47,049	(11,762)	(4,000)	815,434
2048	16,707,454	50.000	831,196	49,872	(12,468)	(4,000)	864,600
2049	16,707,454	50.000	831,196	49,872	(12,468)	(4,000)	864,600
2050	17,709,901	50.000	881,068	52,864	(13,216)	(4,000)	916,716
2051	17,709,901	50.000	881,068	52,864	(13,216)	(4,000)	916,716
2052	18,772,495	50.000	933,932	56,036	(14,009)	(4,000)	971,959
2053	18,772,495	50.000	933,932	56,036	(14,009)	(4,000)	971,959
2054	19,898,845	50.000	989,968	59,398	(14,850)	(4,000)	1,030,516
2055	19,898,845	50.000	989,968	59,398	(14,850)	(4,000)	1,030,516
2056	21,092,776	50.000	1,049,366	62,962	(15,740)	(4,000)	1,092,587
2057	21,092,776	50.000	1,049,366	62,962	(15,740)	(4,000)	1,092,587
2058	22,358,342	50.000	1,112,328	66,740	(16,685)	(4,000)	1,158,382
2059	22,358,342	50.000	1,112,328	66,740	(16,685)	(4,000)	1,158,382
2060	23,699,843	50.000	1,179,067	70,744	(17,686)	(4,000)	1,228,125
2061	23,699,843	50.000	1,179,067	70,744	(17,686)	(4,000)	1,228,125
2062	25,121,834	50.000	1,249,811	74,989	(18,747)	(4,000)	1,302,053
2063	25,121,834	50.000	1,249,811	74,989	(18,747)	(4,000)	1,302,053
2064	26,629,144	50.000	1,324,800	79,488	(19,872)	(4,000)	1,380,416
2065	26,629,144	50.000	1,324,800	79,488	(19,872)	(4,000)	1,380,416
2066	28,226,892	50.000	1,404,288	84,257	(21,064)	(4,000)	1,463,481
2067	28,226,892	50.000	1,404,288	84,257	(21,064)	(4,000)	1,463,481
Total			33,228,193	1,993,692	(498,423)	(160,000)	34,563,462

1. Subject to adjustment based on changes in assessment methodology

Mountain View Estates Metropolitan District No. 2  
Debt Service

	Total  Revenue Available for Debt Service	Net Debt Service			Surplus Fund				Ratio Analysis	
		Series 2027	Series 2037	Total	Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance <sup>1</sup>	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2027	Dated: 12/1/2037							
		Par: \$10,420,000 Proj: \$7,461,600	Par: \$18,905,000 Proj: \$8,742,475 Escr: \$10,095,000							
							Series 2027: 1,874,000 Series 2037: -			
2027	0	0		0	0		937,000	0	n/a	1373%
2028	35,446	0		0	35,446		972,446	0	n/a	307%
2029	172,615	0		0	172,615		1,145,061	0	n/a	153%
2030	348,990	0		0	348,990		1,494,052	0	n/a	115%
2031	465,093	521,000		521,000	(55,907)		1,438,145	0	89%	99%
2032	540,970	536,000		536,000	4,970		1,443,115	0	101%	99%
2033	540,970	540,250		540,250	720		1,443,835	0	100%	93%
2034	573,668	569,250		569,250	4,418		1,448,253	0	101%	93%
2035	573,668	571,750		571,750	1,918		1,450,172	0	100%	87%
2036	608,328	604,000		604,000	4,328		1,454,500	0	101%	87%
2037	608,328	604,500	0	604,500	3,828	1,458,000	0	329	101%	151%
2038	645,068	Refunded	642,150	642,150	2,918		0	2,918	100%	151%
2039	645,068		644,900	644,900	168		0	168	100%	142%
2040	684,012		682,500	682,500	1,512		0	1,512	100%	141%
2041	684,012		683,900	683,900	112		0	112	100%	132%
2042	725,293		725,150	725,150	143		0	143	100%	131%
2043	725,293		725,050	725,050	243		0	243	100%	122%
2044	769,051		764,800	764,800	4,251		0	4,251	101%	121%
2045	769,051		768,200	768,200	851		0	851	100%	112%
2046	815,434		811,300	811,300	4,134		0	4,134	101%	111%
2047	815,434		812,900	812,900	2,534		0	2,534	100%	103%
2048	864,600		864,200	864,200	400		0	400	100%	100%
2049	864,600		863,700	863,700	900		0	900	100%	93%
2050	916,716		912,900	912,900	3,816		0	3,816	100%	90%
2051	916,716		915,300	915,300	1,416		0	1,416	100%	83%
2052	971,959		967,250	967,250	4,709		0	4,709	100%	80%
2053	971,959		967,250	967,250	4,709		0	4,709	100%	73%
2054	1,030,516		1,026,800	1,026,800	3,716		0	3,716	100%	70%
2055	1,030,516		1,029,100	1,029,100	1,416		0	1,416	100%	63%
2056	1,092,587		1,090,800	1,090,800	1,787		0	1,787	100%	60%
2057	1,092,587		1,090,100	1,090,100	2,487		0	2,487	100%	53%
2058	1,158,382		1,153,800	1,153,800	4,582		0	4,582	100%	50%
2059	1,158,382		1,154,950	1,154,950	3,432		0	3,432	100%	44%
2060	1,228,125		1,225,350	1,225,350	2,775		0	2,775	100%	40%
2061	1,228,125		1,227,900	1,227,900	225		0	225	100%	34%
2062	1,302,053		1,299,550	1,299,550	2,503		0	2,503	100%	30%
2063	1,302,053		1,298,200	1,298,200	3,853		0	3,853	100%	24%
2064	1,380,416		1,375,950	1,375,950	4,466		0	4,466	100%	19%
2065	1,380,416		1,380,400	1,380,400	16		0	16	100%	14%
2066	1,463,481		1,458,650	1,458,650	4,831		0	4,831	100%	9%
Total	33,099,981	3,946,750	28,563,000	32,509,750	590,231	1,458,000		69,231		

1. Assumes \$937,000 Deposit to Surplus Fund at Closing

---

## SOURCES AND USES OF FUNDS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2027**

~~~  
**SERVICE PLAN**

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

*Sources:*

Bond Proceeds:	
Par Amount	10,420,000.00
	<hr/>
	10,420,000.00
	<hr/> <hr/>

*Uses:*

Project Fund Deposits:	
Project Fund	7,461,600.00
Other Fund Deposits:	
Capitalized Interest Fund	1,563,000.00
Surplus Deposit	<hr/> 937,000.00
	2,500,000.00
Cost of Issuance:	
Cost of Issuance	250,000.00
Delivery Date Expenses:	
Underwriter's Discount	208,400.00
	<hr/>
	10,420,000.00
	<hr/> <hr/>

## BOND SUMMARY STATISTICS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION BONDS, SERIES 2027

#### ~~~ SERVICE PLAN

Dated Date	12/01/2027
Delivery Date	12/01/2027
Last Maturity	12/01/2057
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.151952%
Net Interest Cost (NIC)	5.086326%
All-In TIC	5.340260%
Average Coupon	5.000000%
Average Life (years)	23.168
Duration of Issue (years)	13.577
Par Amount	10,420,000.00
Bond Proceeds	10,420,000.00
Total Interest	12,070,500.00
Net Interest	12,278,900.00
Total Debt Service	22,490,500.00
Maximum Annual Debt Service	1,092,000.00
Average Annual Debt Service	749,683.33
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2057	10,420,000.00	100.000	5.000%	23.168
	10,420,000.00			23.168

	<u>TIC</u>	<u>All-In TIC</u>	<u>Arbitrage Yield</u>
Par Value	10,420,000.00	10,420,000.00	10,420,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(208,400.00)	(208,400.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts			
Target Value	10,211,600.00	9,961,600.00	10,420,000.00
Target Date	12/01/2027	12/01/2027	12/01/2027
Yield	5.151952%	5.340260%	5.000000%



---

## BOND PRICING

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2027**

~~~  
**SERVICE PLAN**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond Due 2057:					
	12/01/2028		5.000%	5.000%	100.000
	12/01/2029		5.000%	5.000%	100.000
	12/01/2030		5.000%	5.000%	100.000
	12/01/2031		5.000%	5.000%	100.000
	12/01/2032	15,000	5.000%	5.000%	100.000
	12/01/2033	20,000	5.000%	5.000%	100.000
	12/01/2034	50,000	5.000%	5.000%	100.000
	12/01/2035	55,000	5.000%	5.000%	100.000
	12/01/2036	90,000	5.000%	5.000%	100.000
	12/01/2037	95,000	5.000%	5.000%	100.000
	12/01/2038	140,000	5.000%	5.000%	100.000
	12/01/2039	145,000	5.000%	5.000%	100.000
	12/01/2040	190,000	5.000%	5.000%	100.000
	12/01/2041	200,000	5.000%	5.000%	100.000
	12/01/2042	250,000	5.000%	5.000%	100.000
	12/01/2043	265,000	5.000%	5.000%	100.000
	12/01/2044	320,000	5.000%	5.000%	100.000
	12/01/2045	335,000	5.000%	5.000%	100.000
	12/01/2046	400,000	5.000%	5.000%	100.000
	12/01/2047	420,000	5.000%	5.000%	100.000
	12/01/2048	490,000	5.000%	5.000%	100.000
	12/01/2049	515,000	5.000%	5.000%	100.000
	12/01/2050	595,000	5.000%	5.000%	100.000
	12/01/2051	625,000	5.000%	5.000%	100.000
	12/01/2052	710,000	5.000%	5.000%	100.000
	12/01/2053	745,000	5.000%	5.000%	100.000
	12/01/2054	840,000	5.000%	5.000%	100.000
	12/01/2055	880,000	5.000%	5.000%	100.000
	12/01/2056	990,000	5.000%	5.000%	100.000
	12/01/2057	1,040,000	5.000%	5.000%	100.000
		10,420,000			

Dated Date	12/01/2027	
Delivery Date	12/01/2027	
First Coupon	06/01/2028	
Par Amount	10,420,000.00	
Original Issue Discount		
Production	10,420,000.00	100.000000%
Underwriter's Discount	(208,400.00)	(2.000000%)
Purchase Price	10,211,600.00	98.000000%
Accrued Interest		
Net Proceeds	10,211,600.00	

---

## NET DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2027**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Net Debt Service</i>
12/01/2028			521,000	521,000	521,000	
12/01/2029			521,000	521,000	521,000	
12/01/2030			521,000	521,000	521,000	
12/01/2031			521,000	521,000		521,000
12/01/2032	15,000	5.000%	521,000	536,000		536,000
12/01/2033	20,000	5.000%	520,250	540,250		540,250
12/01/2034	50,000	5.000%	519,250	569,250		569,250
12/01/2035	55,000	5.000%	516,750	571,750		571,750
12/01/2036	90,000	5.000%	514,000	604,000		604,000
12/01/2037	95,000	5.000%	509,500	604,500		604,500
12/01/2038	140,000	5.000%	504,750	644,750		644,750
12/01/2039	145,000	5.000%	497,750	642,750		642,750
12/01/2040	190,000	5.000%	490,500	680,500		680,500
12/01/2041	200,000	5.000%	481,000	681,000		681,000
12/01/2042	250,000	5.000%	471,000	721,000		721,000
12/01/2043	265,000	5.000%	458,500	723,500		723,500
12/01/2044	320,000	5.000%	445,250	765,250		765,250
12/01/2045	335,000	5.000%	429,250	764,250		764,250
12/01/2046	400,000	5.000%	412,500	812,500		812,500
12/01/2047	420,000	5.000%	392,500	812,500		812,500
12/01/2048	490,000	5.000%	371,500	861,500		861,500
12/01/2049	515,000	5.000%	347,000	862,000		862,000
12/01/2050	595,000	5.000%	321,250	916,250		916,250
12/01/2051	625,000	5.000%	291,500	916,500		916,500
12/01/2052	710,000	5.000%	260,250	970,250		970,250
12/01/2053	745,000	5.000%	224,750	969,750		969,750
12/01/2054	840,000	5.000%	187,500	1,027,500		1,027,500
12/01/2055	880,000	5.000%	145,500	1,025,500		1,025,500
12/01/2056	990,000	5.000%	101,500	1,091,500		1,091,500
12/01/2057	1,040,000	5.000%	52,000	1,092,000		1,092,000
	10,420,000		12,070,500	22,490,500	1,563,000	20,927,500

---

## BOND DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2027

~~~

### SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2028			260,500	260,500	
12/01/2028			260,500	260,500	521,000
06/01/2029			260,500	260,500	
12/01/2029			260,500	260,500	521,000
06/01/2030			260,500	260,500	
12/01/2030			260,500	260,500	521,000
06/01/2031			260,500	260,500	
12/01/2031			260,500	260,500	521,000
06/01/2032			260,500	260,500	
12/01/2032	15,000	5.000%	260,500	275,500	536,000
06/01/2033			260,125	260,125	
12/01/2033	20,000	5.000%	260,125	280,125	540,250
06/01/2034			259,625	259,625	
12/01/2034	50,000	5.000%	259,625	309,625	569,250
06/01/2035			258,375	258,375	
12/01/2035	55,000	5.000%	258,375	313,375	571,750
06/01/2036			257,000	257,000	
12/01/2036	90,000	5.000%	257,000	347,000	604,000
06/01/2037			254,750	254,750	
12/01/2037	95,000	5.000%	254,750	349,750	604,500
06/01/2038			252,375	252,375	
12/01/2038	140,000	5.000%	252,375	392,375	644,750
06/01/2039			248,875	248,875	
12/01/2039	145,000	5.000%	248,875	393,875	642,750
06/01/2040			245,250	245,250	
12/01/2040	190,000	5.000%	245,250	435,250	680,500
06/01/2041			240,500	240,500	
12/01/2041	200,000	5.000%	240,500	440,500	681,000
06/01/2042			235,500	235,500	
12/01/2042	250,000	5.000%	235,500	485,500	721,000
06/01/2043			229,250	229,250	
12/01/2043	265,000	5.000%	229,250	494,250	723,500
06/01/2044			222,625	222,625	
12/01/2044	320,000	5.000%	222,625	542,625	765,250
06/01/2045			214,625	214,625	
12/01/2045	335,000	5.000%	214,625	549,625	764,250
06/01/2046			206,250	206,250	
12/01/2046	400,000	5.000%	206,250	606,250	812,500
06/01/2047			196,250	196,250	
12/01/2047	420,000	5.000%	196,250	616,250	812,500
06/01/2048			185,750	185,750	
12/01/2048	490,000	5.000%	185,750	675,750	861,500
06/01/2049			173,500	173,500	
12/01/2049	515,000	5.000%	173,500	688,500	862,000
06/01/2050			160,625	160,625	
12/01/2050	595,000	5.000%	160,625	755,625	916,250
06/01/2051			145,750	145,750	
12/01/2051	625,000	5.000%	145,750	770,750	916,500
06/01/2052			130,125	130,125	
12/01/2052	710,000	5.000%	130,125	840,125	970,250
06/01/2053			112,375	112,375	
12/01/2053	745,000	5.000%	112,375	857,375	969,750
06/01/2054			93,750	93,750	
12/01/2054	840,000	5.000%	93,750	933,750	1,027,500
06/01/2055			72,750	72,750	
12/01/2055	880,000	5.000%	72,750	952,750	1,025,500
06/01/2056			50,750	50,750	
12/01/2056	990,000	5.000%	50,750	1,040,750	1,091,500
06/01/2057			26,000	26,000	
12/01/2057	1,040,000	5.000%	26,000	1,066,000	1,092,000
	10,420,000		12,070,500	22,490,500	22,490,500

---

## CALL PROVISIONS

MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2  
Adams County, Colorado

~~~

GENERAL OBLIGATION BONDS, SERIES 2027

~~~

### SERVICE PLAN

#### Call Table: CALL

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

---

## BOND SOLUTION

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION BONDS, SERIES 2027**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2028		521,000	(521,000)		35,446	35,446	
12/01/2029		521,000	(521,000)		172,615	172,615	
12/01/2030		521,000	(521,000)		348,990	348,990	
12/01/2031		521,000		521,000	465,093	(55,907)	89.27%
12/01/2032	15,000	536,000		536,000	540,970	4,970	100.93%
12/01/2033	20,000	540,250		540,250	540,970	720	100.13%
12/01/2034	50,000	569,250		569,250	573,668	4,418	100.78%
12/01/2035	55,000	571,750		571,750	573,668	1,918	100.34%
12/01/2036	90,000	604,000		604,000	608,328	4,328	100.72%
12/01/2037	95,000	604,500		604,500	608,328	3,828	100.63%
12/01/2038	140,000	644,750		644,750	645,068	318	100.05%
12/01/2039	145,000	642,750		642,750	645,068	2,318	100.36%
12/01/2040	190,000	680,500		680,500	684,012	3,512	100.52%
12/01/2041	200,000	681,000		681,000	684,012	3,012	100.44%
12/01/2042	250,000	721,000		721,000	725,293	4,293	100.60%
12/01/2043	265,000	723,500		723,500	725,293	1,793	100.25%
12/01/2044	320,000	765,250		765,250	769,051	3,801	100.50%
12/01/2045	335,000	764,250		764,250	769,051	4,801	100.63%
12/01/2046	400,000	812,500		812,500	815,434	2,934	100.36%
12/01/2047	420,000	812,500		812,500	815,434	2,934	100.36%
12/01/2048	490,000	861,500		861,500	864,600	3,100	100.36%
12/01/2049	515,000	862,000		862,000	864,600	2,600	100.30%
12/01/2050	595,000	916,250		916,250	916,716	466	100.05%
12/01/2051	625,000	916,500		916,500	916,716	216	100.02%
12/01/2052	710,000	970,250		970,250	971,959	1,709	100.18%
12/01/2053	745,000	969,750		969,750	971,959	2,209	100.23%
12/01/2054	840,000	1,027,500		1,027,500	1,030,516	3,016	100.29%
12/01/2055	880,000	1,025,500		1,025,500	1,030,516	5,016	100.49%
12/01/2056	990,000	1,091,500		1,091,500	1,092,587	1,087	100.10%
12/01/2057	1,040,000	1,092,000		1,092,000	1,092,587	587	100.05%
	10,420,000	22,490,500	(1,563,000)	20,927,500	21,498,548	571,048	

---

## SOURCES AND USES OF FUNDS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~  
**SERVICE PLAN**

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

*Sources:*

<hr/>	
Bond Proceeds:	
Par Amount	18,905,000.00
Other Sources of Funds:	
Surplus Fund	1,458,000.00
<hr/>	
	20,363,000.00
<hr/>	

*Uses:*

<hr/>	
Project Fund Deposits:	
Project Fund	8,742,475.00
Refunding Escrow Deposits:	
Cash Deposit	10,095,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	1,231,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	94,525.00
<hr/>	
	20,363,000.00
<hr/>	

## BOND SUMMARY STATISTICS

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

#### ~~~ GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037

#### ~~~ SERVICE PLAN

Dated Date	12/01/2037
Delivery Date	12/01/2037
Last Maturity	12/01/2067
Arbitrage Yield	3.000000%
True Interest Cost (TIC)	3.032417%
Net Interest Cost (NIC)	3.022959%
All-In TIC	3.101739%
Average Coupon	3.000000%
Average Life (years)	21.778
Duration of Issue (years)	15.683
Par Amount	18,905,000.00
Bond Proceeds	18,905,000.00
Total Interest	12,351,450.00
Net Interest	12,445,975.00
Total Debt Service	31,256,450.00
Maximum Annual Debt Service	2,693,450.00
Average Annual Debt Service	1,041,881.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond due 2067	18,905,000.00	100.000	3.000%	21.778
	18,905,000.00			21.778

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	18,905,000.00	18,905,000.00	18,905,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	(94,525.00)	(94,525.00)	
- Cost of Issuance Expense		(200,000.00)	
- Other Amounts			
Target Value	18,810,475.00	18,610,475.00	18,905,000.00
Target Date	12/01/2037	12/01/2037	12/01/2037
Yield	3.032417%	3.101739%	3.000000%

---

## BOND PRICING

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~  
**SERVICE PLAN**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2067:					
	12/01/2038	75,000	3.000%	3.000%	100.000
	12/01/2039	80,000	3.000%	3.000%	100.000
	12/01/2040	120,000	3.000%	3.000%	100.000
	12/01/2041	125,000	3.000%	3.000%	100.000
	12/01/2042	170,000	3.000%	3.000%	100.000
	12/01/2043	175,000	3.000%	3.000%	100.000
	12/01/2044	220,000	3.000%	3.000%	100.000
	12/01/2045	230,000	3.000%	3.000%	100.000
	12/01/2046	280,000	3.000%	3.000%	100.000
	12/01/2047	290,000	3.000%	3.000%	100.000
	12/01/2048	350,000	3.000%	3.000%	100.000
	12/01/2049	360,000	3.000%	3.000%	100.000
	12/01/2050	420,000	3.000%	3.000%	100.000
	12/01/2051	435,000	3.000%	3.000%	100.000
	12/01/2052	500,000	3.000%	3.000%	100.000
	12/01/2053	515,000	3.000%	3.000%	100.000
	12/01/2054	590,000	3.000%	3.000%	100.000
	12/01/2055	610,000	3.000%	3.000%	100.000
	12/01/2056	690,000	3.000%	3.000%	100.000
	12/01/2057	710,000	3.000%	3.000%	100.000
	12/01/2058	795,000	3.000%	3.000%	100.000
	12/01/2059	820,000	3.000%	3.000%	100.000
	12/01/2060	915,000	3.000%	3.000%	100.000
	12/01/2061	945,000	3.000%	3.000%	100.000
	12/01/2062	1,045,000	3.000%	3.000%	100.000
	12/01/2063	1,075,000	3.000%	3.000%	100.000
	12/01/2064	1,185,000	3.000%	3.000%	100.000
	12/01/2065	1,225,000	3.000%	3.000%	100.000
	12/01/2066	1,340,000	3.000%	3.000%	100.000
	12/01/2067	2,615,000	3.000%	3.000%	100.000
		18,905,000			

Dated Date	12/01/2037	
Delivery Date	12/01/2037	
First Coupon	06/01/2038	
Par Amount	18,905,000.00	
Original Issue Discount		
Production	18,905,000.00	100.000000%
Underwriter's Discount	(94,525.00)	(0.500000%)
Purchase Price	18,810,475.00	99.500000%
Accrued Interest		
Net Proceeds	18,810,475.00	



---

## NET DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2038	75,000	3.000%	567,150	642,150		642,150
12/01/2039	80,000	3.000%	564,900	644,900		644,900
12/01/2040	120,000	3.000%	562,500	682,500		682,500
12/01/2041	125,000	3.000%	558,900	683,900		683,900
12/01/2042	170,000	3.000%	555,150	725,150		725,150
12/01/2043	175,000	3.000%	550,050	725,050		725,050
12/01/2044	220,000	3.000%	544,800	764,800		764,800
12/01/2045	230,000	3.000%	538,200	768,200		768,200
12/01/2046	280,000	3.000%	531,300	811,300		811,300
12/01/2047	290,000	3.000%	522,900	812,900		812,900
12/01/2048	350,000	3.000%	514,200	864,200		864,200
12/01/2049	360,000	3.000%	503,700	863,700		863,700
12/01/2050	420,000	3.000%	492,900	912,900		912,900
12/01/2051	435,000	3.000%	480,300	915,300		915,300
12/01/2052	500,000	3.000%	467,250	967,250		967,250
12/01/2053	515,000	3.000%	452,250	967,250		967,250
12/01/2054	590,000	3.000%	436,800	1,026,800		1,026,800
12/01/2055	610,000	3.000%	419,100	1,029,100		1,029,100
12/01/2056	690,000	3.000%	400,800	1,090,800		1,090,800
12/01/2057	710,000	3.000%	380,100	1,090,100		1,090,100
12/01/2058	795,000	3.000%	358,800	1,153,800		1,153,800
12/01/2059	820,000	3.000%	334,950	1,154,950		1,154,950
12/01/2060	915,000	3.000%	310,350	1,225,350		1,225,350
12/01/2061	945,000	3.000%	282,900	1,227,900		1,227,900
12/01/2062	1,045,000	3.000%	254,550	1,299,550		1,299,550
12/01/2063	1,075,000	3.000%	223,200	1,298,200		1,298,200
12/01/2064	1,185,000	3.000%	190,950	1,375,950		1,375,950
12/01/2065	1,225,000	3.000%	155,400	1,380,400		1,380,400
12/01/2066	1,340,000	3.000%	118,650	1,458,650		1,458,650
12/01/2067	2,615,000	3.000%	78,450	2,693,450	1,231,000	1,462,450
	18,905,000		12,351,450	31,256,450	1,231,000	30,025,450

---

## BOND DEBT SERVICE

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037

~~~

#### SERVICE PLAN

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2038			283,575	283,575	
12/01/2038	75,000	3.000%	283,575	358,575	642,150
06/01/2039			282,450	282,450	
12/01/2039	80,000	3.000%	282,450	362,450	644,900
06/01/2040			281,250	281,250	
12/01/2040	120,000	3.000%	281,250	401,250	682,500
06/01/2041			279,450	279,450	
12/01/2041	125,000	3.000%	279,450	404,450	683,900
06/01/2042			277,575	277,575	
12/01/2042	170,000	3.000%	277,575	447,575	725,150
06/01/2043			275,025	275,025	
12/01/2043	175,000	3.000%	275,025	450,025	725,050
06/01/2044			272,400	272,400	
12/01/2044	220,000	3.000%	272,400	492,400	764,800
06/01/2045			269,100	269,100	
12/01/2045	230,000	3.000%	269,100	499,100	768,200
06/01/2046			265,650	265,650	
12/01/2046	280,000	3.000%	265,650	545,650	811,300
06/01/2047			261,450	261,450	
12/01/2047	290,000	3.000%	261,450	551,450	812,900
06/01/2048			257,100	257,100	
12/01/2048	350,000	3.000%	257,100	607,100	864,200
06/01/2049			251,850	251,850	
12/01/2049	360,000	3.000%	251,850	611,850	863,700
06/01/2050			246,450	246,450	
12/01/2050	420,000	3.000%	246,450	666,450	912,900
06/01/2051			240,150	240,150	
12/01/2051	435,000	3.000%	240,150	675,150	915,300
06/01/2052			233,625	233,625	
12/01/2052	500,000	3.000%	233,625	733,625	967,250
06/01/2053			226,125	226,125	
12/01/2053	515,000	3.000%	226,125	741,125	967,250
06/01/2054			218,400	218,400	
12/01/2054	590,000	3.000%	218,400	808,400	1,026,800
06/01/2055			209,550	209,550	
12/01/2055	610,000	3.000%	209,550	819,550	1,029,100
06/01/2056			200,400	200,400	
12/01/2056	690,000	3.000%	200,400	890,400	1,090,800
06/01/2057			190,050	190,050	
12/01/2057	710,000	3.000%	190,050	900,050	1,090,100
06/01/2058			179,400	179,400	
12/01/2058	795,000	3.000%	179,400	974,400	1,153,800
06/01/2059			167,475	167,475	
12/01/2059	820,000	3.000%	167,475	987,475	1,154,950
06/01/2060			155,175	155,175	
12/01/2060	915,000	3.000%	155,175	1,070,175	1,225,350
06/01/2061			141,450	141,450	
12/01/2061	945,000	3.000%	141,450	1,086,450	1,227,900
06/01/2062			127,275	127,275	
12/01/2062	1,045,000	3.000%	127,275	1,172,275	1,299,550
06/01/2063			111,600	111,600	
12/01/2063	1,075,000	3.000%	111,600	1,186,600	1,298,200
06/01/2064			95,475	95,475	
12/01/2064	1,185,000	3.000%	95,475	1,280,475	1,375,950
06/01/2065			77,700	77,700	
12/01/2065	1,225,000	3.000%	77,700	1,302,700	1,380,400
06/01/2066			59,325	59,325	
12/01/2066	1,340,000	3.000%	59,325	1,399,325	1,458,650
06/01/2067			39,225	39,225	
12/01/2067	2,615,000	3.000%	39,225	2,654,225	2,693,450
	18,905,000		12,351,450	31,256,450	31,256,450

---

## CALL PROVISIONS

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2**  
**Adams County, Colorado**

~~~

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~

### **SERVICE PLAN**

#### **Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2047	100.00

---

## SUMMARY OF BONDS REFUNDED

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~  
**SERVICE PLAN**

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2027 - Service Plan, 2027, TERM57:					
	12/01/2038	5.000%	140,000	12/01/2037	100.000
	12/01/2039	5.000%	145,000	12/01/2037	100.000
	12/01/2040	5.000%	190,000	12/01/2037	100.000
	12/01/2041	5.000%	200,000	12/01/2037	100.000
	12/01/2042	5.000%	250,000	12/01/2037	100.000
	12/01/2043	5.000%	265,000	12/01/2037	100.000
	12/01/2044	5.000%	320,000	12/01/2037	100.000
	12/01/2045	5.000%	335,000	12/01/2037	100.000
	12/01/2046	5.000%	400,000	12/01/2037	100.000
	12/01/2047	5.000%	420,000	12/01/2037	100.000
	12/01/2048	5.000%	490,000	12/01/2037	100.000
	12/01/2049	5.000%	515,000	12/01/2037	100.000
	12/01/2050	5.000%	595,000	12/01/2037	100.000
	12/01/2051	5.000%	625,000	12/01/2037	100.000
	12/01/2052	5.000%	710,000	12/01/2037	100.000
	12/01/2053	5.000%	745,000	12/01/2037	100.000
	12/01/2054	5.000%	840,000	12/01/2037	100.000
	12/01/2055	5.000%	880,000	12/01/2037	100.000
	12/01/2056	5.000%	990,000	12/01/2037	100.000
	12/01/2057	5.000%	1,040,000	12/01/2037	100.000
			10,095,000		

---

---

---

**ESCROW REQUIREMENTS**

**MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2**  
**Adams County, Colorado**

~~~

**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

~~~

**SERVICE PLAN**

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

<i>Period Ending</i>	<i>Principal Redeemed</i>	<i>Total</i>
12/01/2037	10,095,000	10,095,000.00
	10,095,000	10,095,000.00

---

## BOND SOLUTION

### MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT No. 2 Adams County, Colorado

~~~  
**GENERAL OBLIGATION REFUNDING BONDS, SERIES 2037**

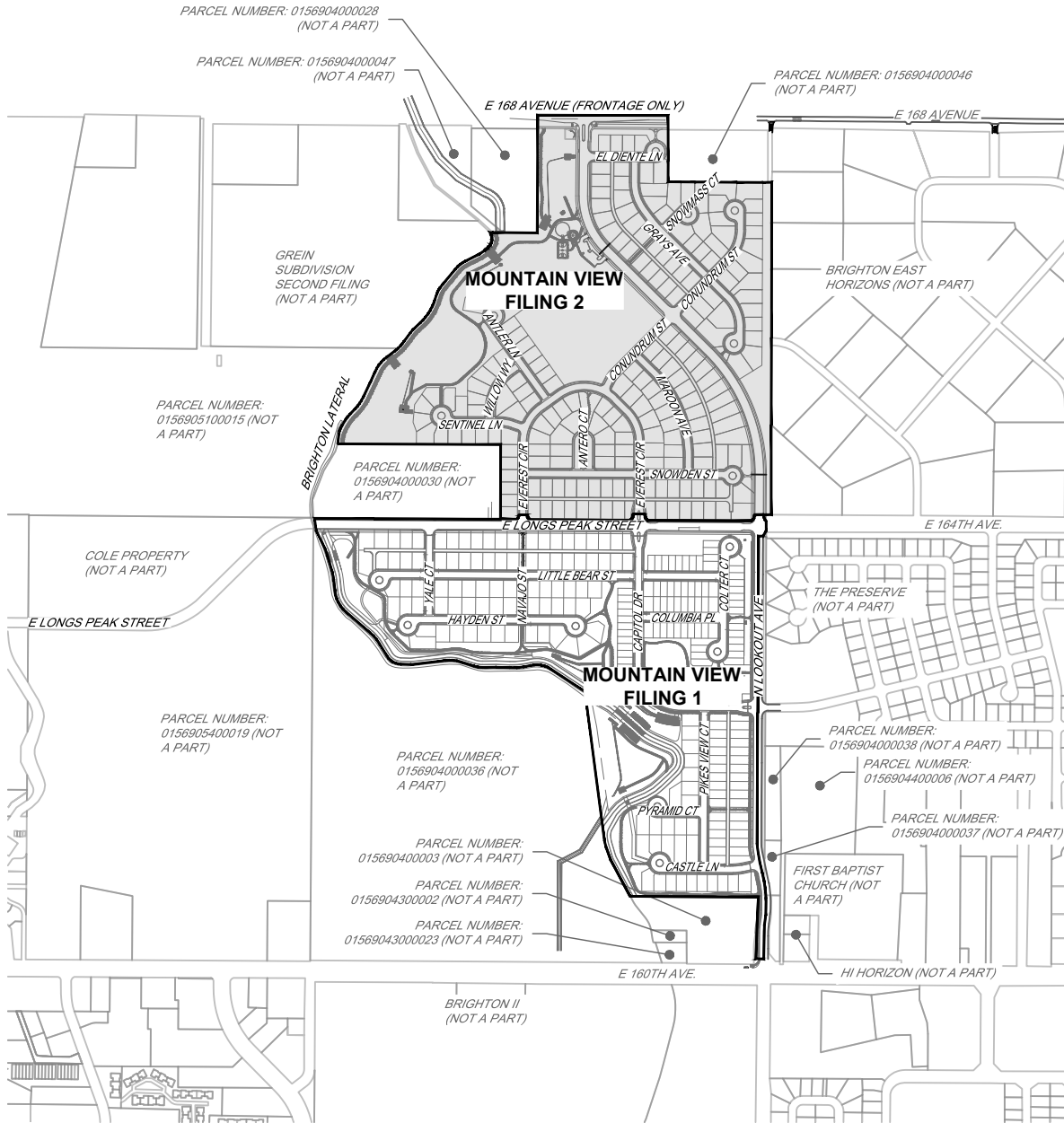
~~~  
**SERVICE PLAN**

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2038	75,000	642,150		642,150	645,068	2,918	100.45%
12/01/2039	80,000	644,900		644,900	645,068	168	100.03%
12/01/2040	120,000	682,500		682,500	684,012	1,512	100.22%
12/01/2041	125,000	683,900		683,900	684,012	112	100.02%
12/01/2042	170,000	725,150		725,150	725,293	143	100.02%
12/01/2043	175,000	725,050		725,050	725,293	243	100.03%
12/01/2044	220,000	764,800		764,800	769,051	4,251	100.56%
12/01/2045	230,000	768,200		768,200	769,051	851	100.11%
12/01/2046	280,000	811,300		811,300	815,434	4,134	100.51%
12/01/2047	290,000	812,900		812,900	815,434	2,534	100.31%
12/01/2048	350,000	864,200		864,200	864,600	400	100.05%
12/01/2049	360,000	863,700		863,700	864,600	900	100.10%
12/01/2050	420,000	912,900		912,900	916,716	3,816	100.42%
12/01/2051	435,000	915,300		915,300	916,716	1,416	100.15%
12/01/2052	500,000	967,250		967,250	971,959	4,709	100.49%
12/01/2053	515,000	967,250		967,250	971,959	4,709	100.49%
12/01/2054	590,000	1,026,800		1,026,800	1,030,516	3,716	100.36%
12/01/2055	610,000	1,029,100		1,029,100	1,030,516	1,416	100.14%
12/01/2056	690,000	1,090,800		1,090,800	1,092,587	1,787	100.16%
12/01/2057	710,000	1,090,100		1,090,100	1,092,587	2,487	100.23%
12/01/2058	795,000	1,153,800		1,153,800	1,158,382	4,582	100.40%
12/01/2059	820,000	1,154,950		1,154,950	1,158,382	3,432	100.30%
12/01/2060	915,000	1,225,350		1,225,350	1,228,125	2,775	100.23%
12/01/2061	945,000	1,227,900		1,227,900	1,228,125	225	100.02%
12/01/2062	1,045,000	1,299,550		1,299,550	1,302,053	2,503	100.19%
12/01/2063	1,075,000	1,298,200		1,298,200	1,302,053	3,853	100.30%
12/01/2064	1,185,000	1,375,950		1,375,950	1,380,416	4,466	100.32%
12/01/2065	1,225,000	1,380,400		1,380,400	1,380,416	16	100.00%
12/01/2066	1,340,000	1,458,650		1,458,650	1,463,481	4,831	100.33%
12/01/2067	2,615,000	2,693,450	(1,231,000)	1,462,450	1,463,481	1,031	100.07%
	18,905,000	31,256,450	(1,231,000)	30,025,450	30,095,383	69,933	

## **EXHIBIT E**

### **List of Public Improvements and Estimated Costs**

(See following 23 pages)



0 500 1000  
SCALE : 1" = 1000'

## MOUNTAIN VIEW

### DISTRICT MAP VICINITY MAP



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

■ Land Planning ■ Landscape Architecture  
■ Civil Engineering ■ Construction Management

PROJECT NO: 22034

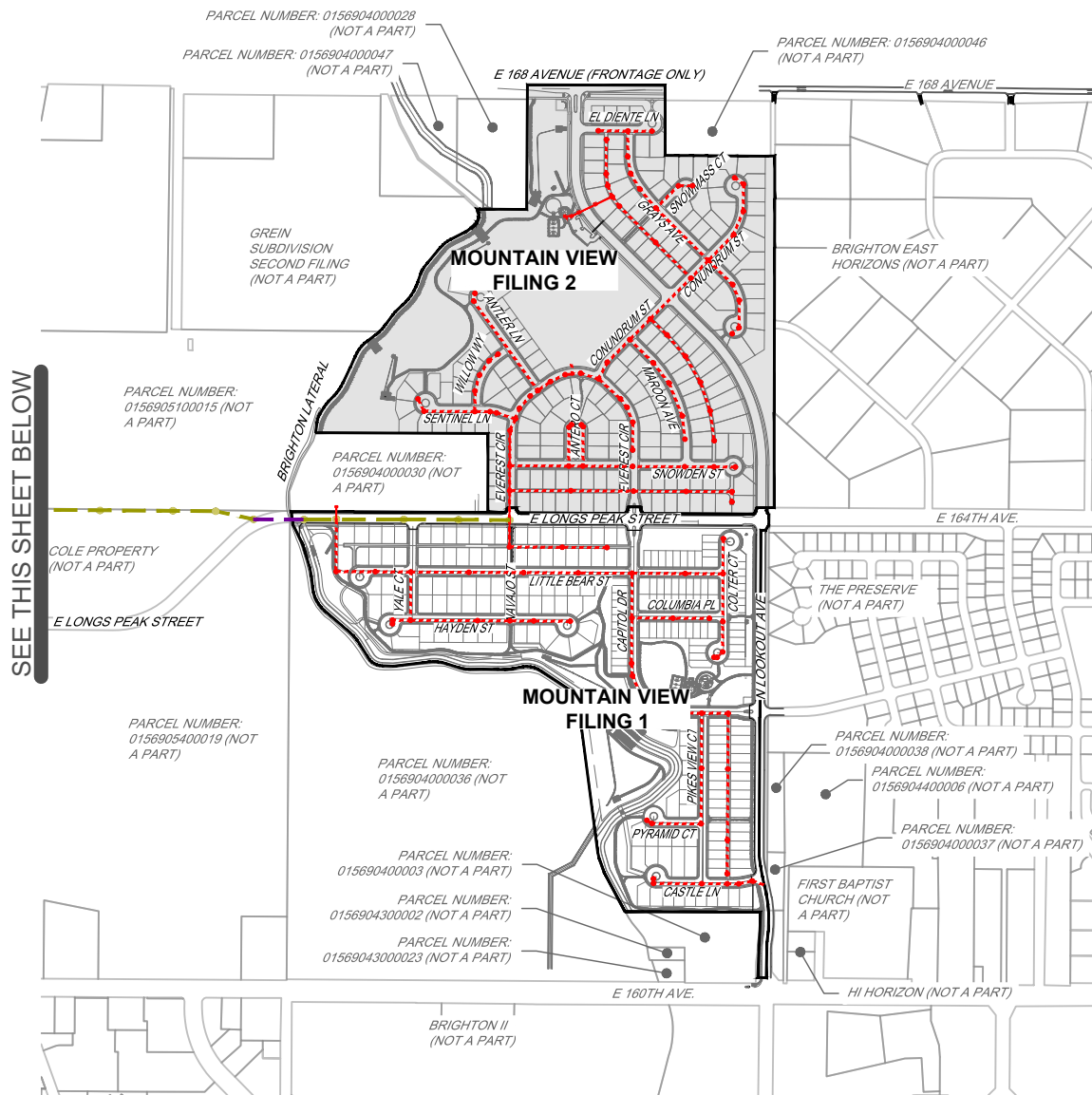
DATE: 08/23/2024

DRAWING NO:

1 OF 6







## LEGEND

- PROPOSED 8"
- PROPOSED 12"
- EXISTING 12"



0 500 1000  
SCALE : 1" = 1000'

# MOUNTAIN VIEW

## DISTRICT IMPROVEMENT MAP SANITARY SEWER SYSTEM



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

- Land Planning
- Landscaping Architecture
- Civil Engineering
- Construction Management

PROJECT NO: 22034

DATE: 08/23/2024

DRAWING NO:

3 OF 6



## LEGEND



CULVERT



DETENTION POND



STORM SEWER LINE



BRIDGE



0 500 1000  
SCALE : 1" = 1000'

## MOUNTAIN VIEW

### DISTRICT IMPROVEMENT MAP STORM SEWER SYSTEM



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

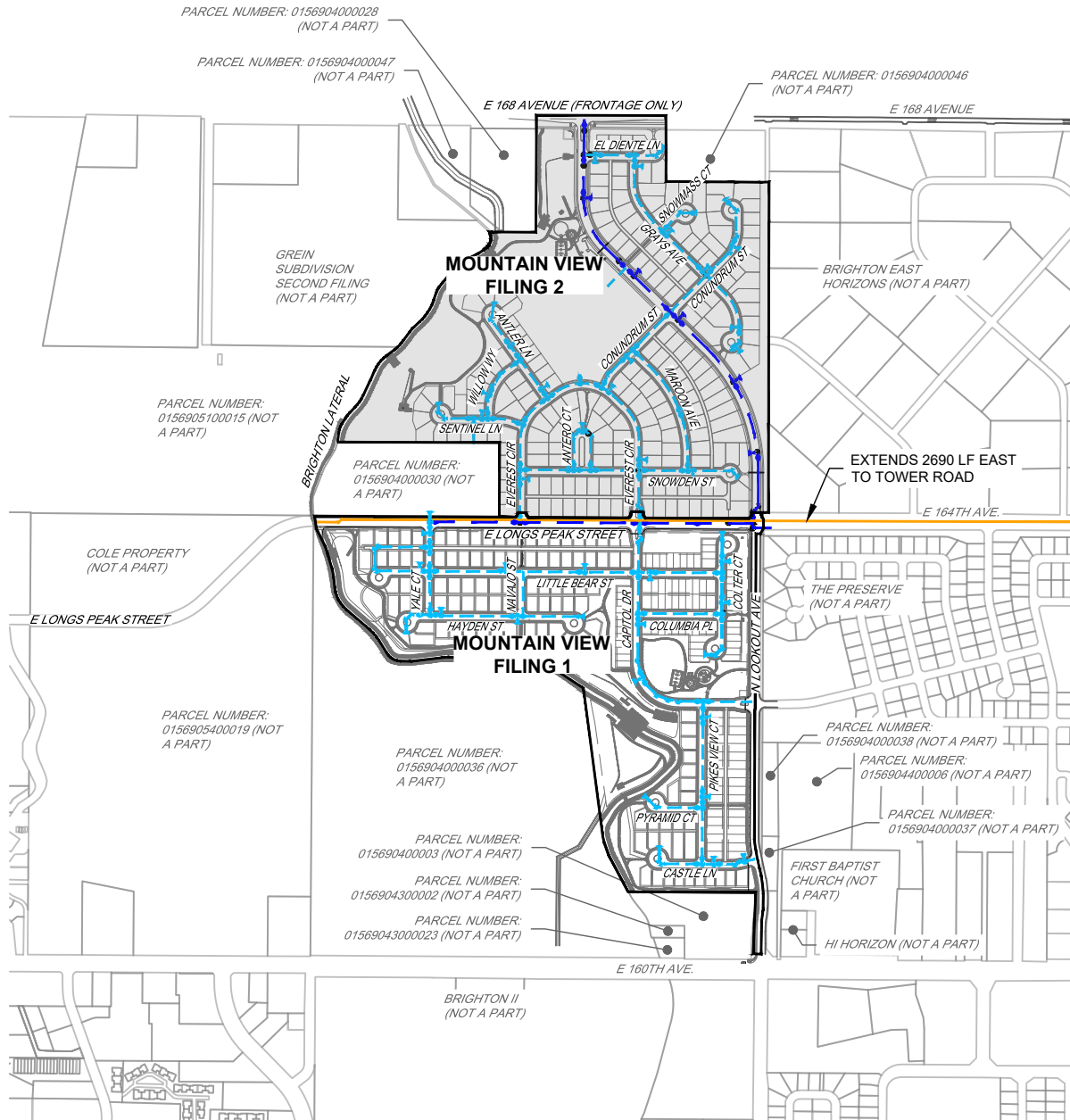
Land Planning Landscape Architecture  
Civil Engineering Construction Management

PROJECT NO: 22034

DATE: 08/23/2024

DRAWING NO:

4 OF 6



### LEGEND

- 16" WATERLINE
- - - - - 12" WATERLINE
- - - - - 8" WATERLINE



0 500 1000  
SCALE : 1" = 1000'

## MOUNTAIN VIEW

### DISTRICT IMPROVEMENT MAP WATER SYSTEM



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

- Land Planning    ▪ Landscape Architecture
- Civil Engineering    ▪ Construction Management

PROJECT NO: 22034

DATE: 08/23/2024

DRAWING NO:

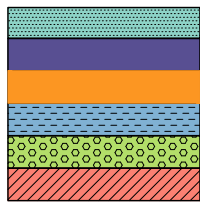
**5 OF 6**



## LEGEND



TRAILS



RESTORED PRAIRIE AND DETENTION  
LOCAL STREET LANDSCAPE AND IRRIGATION  
COLLECTOR/ARTERIAL STREET LANDSCAPE AND IRRIGATION  
NEIGHBORHOOD PARKS  
ENHANCED LANDSCAPE  
ENTRY MONUMENTS



0 200 400  
SCALE : 1" = 400'

## MOUNTAIN VIEW

### DISTRICT IMPROVEMENT MAP PARKS AND TRAILS MAP - FILING 1



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

Land Planning Landscape Architecture  
Civil Engineering Construction Management

PROJECT NO: 22034

DATE: 02/18/2025

DRAWING NO:

6A OF 6

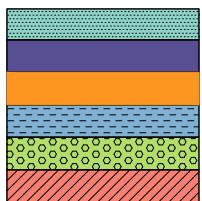




## LEGEND



TRAILS



RESTORED PRAIRIE AND DETENTION

LOCAL STREET LANDSCAPE AND IRRIGATION

COLLECTOR/ARTERIAL STREET LANDSCAPE AND IRRIGATION

NEIGHBORHOOD PARKS

ENHANCED LANDSCAPE

ENTRY MONUMENTS



0 200 400  
SCALE : 1" = 400'

## MOUNTAIN VIEW

### DISTRICT IMPROVEMENT MAP PARKS AND TRAILS MAP - FILING 2



**Redland**  
WHERE GREAT PLACES BEGIN

720.283.6783  
REDLAND.COM

Land Planning Landscape Architecture  
Civil Engineering Construction Management

PROJECT NO: 22034

DATE: 02/18/2025

DRAWING NO:

6B OF 6

## Mountain View Estates Service Plan Engineer's Preliminary Opinion of Probable Costs

March 18, 2025

	<b>Estimated Cost</b>	
Filing 1 Direct Costs	\$18,170,256	
Filing 2 Direct Cost	\$19,200,353	
Offsites	\$346,800	
Direct Cost Total	\$37,717,409	
Construction Contingency	15%	\$5,657,611
Mobilization	3%	\$1,131,522
Surveying	3%	\$1,131,522
Testing	2%	\$754,348
Construction Management	6%	\$2,263,045
Planning, Design, and Entitlement	10%	\$3,771,741
Permits	0.5%	\$188,587
Financial Security Bonds	5%	\$1,885,870
Payment and Performance Bonds	2.5%	\$942,935
Easement Acquisitions	0.25%	\$94,294
<b>TOTAL COMBINED COSTS</b>	<b>\$55,538,884</b>	

### Notes:

Refer to attached summaries for Filing 1 and Filing 2 for assumptions and specific details

## Mountain View Filing 1 Service Plan Engineer's Preliminary Opinion of Probable Costs

March 18, 2025

	<b>Estimated Cost</b>	
Sanitary Sewer		\$2,000,000
Water		\$1,816,950
Storm Sewer		\$2,239,940
Collector Road Improvements		\$1,303,250
Local Road Improvements		\$3,415,020
Alley Improvements		\$468,080
Landscape, Irrigation and Amenities		\$6,927,016
Direct Cost Total		\$18,170,256
Construction Contingency	15%	\$2,725,538
Mobilization	3%	\$545,108
Surveying	3%	\$545,108
Testing	2%	\$363,405
Construction Management	6%	\$1,090,215
Planning, Design, and Entitlement	10%	\$1,817,026
Permits	0.5%	\$90,851
Financial Security Bonds	5%	\$908,513
Payment and Performance Bonds	2.5%	\$454,256
Easement Acquisitions	0.25%	\$45,426
<b>TOTAL COMBINED COSTS</b>		<b>\$26,755,702</b>



**Mountain View Filing 1 Service Plan  
Engineer's Preliminary Opinion of Probable Costs**

March 18, 2025

**Notes:**

Costs and project phasing are based on Final Construction Plans of Mountain View Subdivision Filing No. 1, prepared by Redland

Erosion Control Maintenance Estimated at 50% of Initial Installation Cost.

Sub excavation not included.

Rock excavation not included.

Dewatering and stabilization not included.

Retaining walls not included.

Subgrade is 1' beyond curb and gutter for roads, and directly under for sidewalks.

Intersection ramp totals include mid-block ramps.

North Lookout Avenue (Filing 1 Collector Road) used 28' ROW. Half roadway width is being constructed.

Sanitary and water services not included.

**Mountain View Filing 1 Service Plan**  
**Preliminary Opinion of Probable Cost**  
**3/18/2025**

<b>Sanitary Sewer</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Local Streets &amp; Tracts</b>				
8" SDR-35 PVC	11,585	LF	\$80.00	\$926,800
4' Dia. Manhole	48	EA	\$8,000.00	\$384,000
4" Solid Underdrain - Same Trench w/ Cleanouts	11,585	LF	\$40.00	\$463,400
			Subtotal	\$1,774,200
<b>Alleys</b>				
8" SDR-35 PVC	1,415	LF	\$80.00	\$113,200
4' Dia. Manhole	7	EA	\$8,000.00	\$56,000
4" Solid Underdrain - Same Trench w/ Cleanouts	1,415	LF	\$40.00	\$56,600
			Subtotal	\$225,800
			Sanitary Sewer Subtotal	\$2,000,000
<b>Water</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Local Streets &amp; Tracts</b>				
8" PVC w/ Fittings	8,850	LF	\$65.00	\$575,250
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	20	EA	\$8,000.00	\$160,000
8" Gate Valve	54		\$2,600.00	\$140,400
			Subtotal	\$875,650
<b>Major Collector Roads</b>				
12" PVC w/ Fittings	1,965	LF	\$80.00	\$157,200
16" PVC w/ Fittings	2,620	LF	\$115.00	\$301,300
16" PVC w/ Fittings from N. 35th Ave. to Tower Rd.	2,690	LF	\$115.00	\$309,350
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	7	EA	\$8,000.00	\$56,000
12" Gate Valve	7	EA	\$4,000.00	\$28,000
16" Butterfly Valve	5	EA	\$12,300.00	\$61,500
16" Butterfly Valve from N. 35th Ave. to Tower Rd.	5	EA	\$12,300.00	\$61,500
			Subtotal	\$913,350
<b>Alleys</b>				
8" PVC w/ Fittings	430	LF	\$65.00	\$27,950
			Water Subtotal	\$1,816,950

**Mountain View Filing 1 Service Plan  
Preliminary Opinion of Probable Cost  
3/18/2025**

<b>Storm Drainage</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Major Collector Roads</b>	<b>2,980</b>	<b>LF</b>		
18" RCP (0-8' depth)	52	LF	\$90.00	\$4,680
24" RCP	52	LF	\$110.00	\$5,720
30" RCP (0-8' depth)	120	LF	\$130.00	\$15,600
42" RCP	120	LF	\$200.00	\$24,000
48" RCP (0-8' depth)	85	LF	\$250.00	\$21,250
5' Dia. Manhole	2	EA	\$6,500.00	\$13,000
6' Dia. Manhole	1	EA	\$7,500.00	\$7,500
Box Base Manhole	2	EA	\$10,025.00	\$20,050
10' Type 'R' Inlet	2	EA	\$13,000.00	\$26,000
15' Type 'R' Inlet	2	EA	\$16,000.00	\$32,000
			Subtotal	\$169,800
<b>Local Streets</b>	<b>9,245</b>	<b>LF</b>		
18" RCP (0-8' depth)	230	LF	\$90.00	\$20,700
24" RCP	1,340	LF	\$110.00	\$147,400
30" RCP (0-8' depth)	95	LF	\$130.00	\$12,350
36" RCP (0-8' depth)	20	LF	\$175.00	\$3,500
48" RCP (0-8' depth)	35	LF	\$250.00	\$8,750
54" RCP (0-8' depth)	425	LF	\$189.00	\$80,330
5' Dia. Manhole	10	EA	\$6,500.00	\$65,000
6' Dia. Manhole	1	EA	\$7,500.00	\$7,500
8' Dia. Manhole	2	EA	\$20,000.00	\$40,000
100" Box Base Manhole	1	EA	\$10,025.00	\$10,030
10' Type 'R' Inlet	14	EA	\$13,000.00	\$182,000
15' Type 'R' Inlet	3	EA	\$16,000.00	\$48,000
			Subtotal	\$625,560

**Mountain View Filing 1 Service Plan  
Preliminary Opinion of Probable Cost  
3/18/2025**

**Tract/Open Space**

18" RCP (0-8' depth)	845	LF	\$90.00	\$76,050
24" RCP	600	LF	\$110.00	\$66,000
30" RCP (0-8' depth)	2,020	LF	\$130.00	\$262,600
36" RCP	535	LF	\$175.00	\$93,630
42" RCP	270	LF	\$200.00	\$54,000
48" RCP (0-8' depth)	960	LF	\$250.00	\$240,000
54" RCP (0-8' depth)	30	LF	\$189.00	\$5,670
5' Dia. Manhole	21	EA	\$6,500.00	\$136,500
Box Base Manhole	1	EA	\$10,025.00	\$10,030
Type 'C' Inlet	4	EA	\$3,750.00	\$15,000
Pond A Trickle Channel	1,345	LF	\$125.00	\$168,130
Pond A Forebays	3	EA	\$25,000.00	\$75,000
Pond A Outlet Structure	1	EA	\$35,000.00	\$35,000
Pond A Cutoff Wall	12	CY	\$1,650.00	\$20,170
Pond A Rip Rap	400	SY	\$125.00	\$50,000
Pond B Trickle Channel	330	LF	\$125.00	\$41,250
Pond B Forebay	1	EA	\$25,000.00	\$25,000
Pond B Outlet Structure	1	EA	\$35,000.00	\$35,000
Pond B Cutoff Wall	6	CY	\$1,650.00	\$9,170
Pond B Rip Rap	211	SY	\$125.00	\$26,380
			Subtotal	\$1,444,580
			Storm Drainage Subtotal	<u>\$2,239,940</u>

**Mountain View Filing 1 Service Plan**  
**Preliminary Opinion of Probable Cost**  
**3/18/2025**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<b>Major Collector Roads</b>	<b>2,980</b>	<b>LF</b>		
<b>ROW Width</b>	<b>56</b>	<b>FT</b>		
Erosion Control Install	4	AC	\$8,000.00	\$30,650
Maintenance (50% of initial install)	1	LS	\$15,325.00	\$15,330
Clearing & Grubbing	4	AC	\$1,000.00	\$3,840
Grading (5 FT Over Road Area)	30,904	CY	\$3.25	\$100,440
Subgrade Prep, Road	18,211	SY	\$3.00	\$54,640
Aggregate Base Course (Class VI 8")	145,689	SY-IN	\$1.67	\$243,310
Asphalt Pavement (4.5-inch)	35,760	SY-IN	\$5.75	\$205,620
Street Light	9	EA	\$8,000.00	\$72,000
Signage	15	EA	\$600.00	\$9,000
Striping	2,980	LF	\$1.50	\$4,470
6" Vertical Curb w/ 2' Gutter	2,980	LF	\$24.00	\$71,520
Subgrade Prep, Sidewalk	61,290	SF	\$0.80	\$49,040
Concrete Sidewalk	61,290	SF	\$6.50	\$398,390
Concrete Curb Ramp (Intersection)	18	EA	\$2,500.00	\$45,000
			Subtotal	\$1,303,250
<b>Local Road</b>	<b>9,245</b>	<b>LF</b>		
<b>ROW Width</b>	<b>50</b>	<b>FT</b>		
Erosion Control Install	11	AC	\$8,000.00	\$84,900
Maintenance (50% of initial install)	1	LS	\$42,450.00	\$42,450
Clearing & Grubbing	11	AC	\$1,000.00	\$10,620
Grading (5 FT Over Road Area)	85,602	CY	\$3.25	\$278,210
Subgrade Prep, Road	46,225	SY	\$3.00	\$138,680
Aggregate Base Course (Class VI 8")	369,800	SY-IN	\$1.67	\$617,570
Asphalt Pavement (4-inch)	147,920	SY-IN	\$5.75	\$850,540
Street Light	28	EA	\$8,000.00	\$224,000
Signage	37	EA	\$600.00	\$22,200
6" Vertical Curb w/ 2' Gutter	18,490	LF	\$24.00	\$443,760
Subgrade Prep, Sidewalk	73,300	SF	\$0.80	\$58,640
Concrete Sidewalk	73,300	SF	\$6.50	\$476,450
Concrete Curb Ramp (Intersection)	54	EA	\$2,500.00	\$135,000
Concrete Crossspan	8	EA	\$4,000.00	\$32,000
			Subtotal	\$3,415,020

**Mountain View Filing 1 Service Plan  
Preliminary Opinion of Probable Cost  
3/18/2025**

<b>Alleys</b>	<b>2,580</b>	<b>LF</b>		
<b>ROW Width</b>	<b>20</b>	<b>FT</b>		
Erosion Control Install	1	AC	\$8,000.00	\$9,480
Maintenance (50% of initial install)	1	LS	\$4,740.00	\$4,740
Clearing & Grubbing	1	AC	\$1,000.00	\$1,190
Grading (5 FT Over Road Area)	9,556	CY	\$3.25	\$31,060
Subgrade Prep, Road	5,160	SY	\$3.00	\$15,480
Aggregate Base Course (Class VI 12")	61,920	SY-IN	\$1.67	\$103,410
Concrete (6" Thickness)	27,520	SY-IN	\$11.00	\$302,720
			Subtotal	\$468,080
			Street Improvements Subtotal	\$5,186,350

<b>Landscape, Irrigation, and Amenities</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
Restored Prairie and Detention (Re-establishment Zone)	645,780	SF	\$1.90	\$1,226,982
Local Street Landscape and Irrigation	137,670	SF	\$6.50	\$894,855
Collector/Arterial Street Landscape and Irrigation	131,190	SF	\$3.25	\$426,368
Neighborhood Parks	161,536	SF	\$15.75	\$2,544,192
Enhanced Landscape	134,658	SF	\$10.75	\$1,447,574
Entry Monuments	2,369	SF	\$9.00	\$21,321
Privacy Fence (Vinyl); 6' ht	700	LF	\$55.00	\$38,500
Open Rail Fence (Cedar); 42" ht	8,130	LF	\$30.00	\$243,900
8' Crusher Fine Trail	30,300	SF	\$2.75	\$83,325
			Subtotal	\$6,927,016
			<b>Onsite District Subtotal</b>	<b>\$18,170,256</b>

## Mountain View Filing 2 District Service Plan Engineer's Preliminary Opinion of Probable Costs

March 18, 2025

	<b>Estimated Cost</b>	
Sanitary Sewer		\$1,748,200
Water		\$1,288,180
Storm Sewer		\$2,657,200
Collector Road Improvements		\$1,665,540
Local Road Improvements		\$5,690,780
Alley Improvements		\$699,110
Minor Arterial Road Improvements		\$283,830
Landscape, Irrigation and Amenities		\$5,167,513
Direct Cost Total		\$19,200,353
Construction Contingency	15%	\$2,880,053
Mobilization	3%	\$576,011
Surveying	3%	\$576,011
Testing	2%	\$384,007
Construction Management	6%	\$1,152,021
Planning, Design, and Entitlement	10%	\$1,920,035
Permits	0.5%	\$96,002
Financial Security Bonds	5%	\$960,018
Payment and Performance Bonds	2.5%	\$480,009
Easement Acquisitions	0.25%	\$48,001
<b>TOTAL COMBINED COSTS</b>		<b>\$28,272,519</b>

**Mountain View Filing 2 District Service Plan  
Engineer's Preliminary Opinion of Probable Costs**

March 18, 2025

**Notes:**

Costs and project phasing are based on Final Construction Plans of Mountain View Subdivision Filing No. 2, prepared by CVL Consultants on September 21, 2012.

Grading quantities for roadways are based on an assumed 5-ft (vertical) of earthwork over the right-of-way. Areas of cut and fill are assumed to be equal. Final quantities may vary significantly due to site constraints and detailed

Erosion Control Maintenance Estimated at 50% of Initial Installation Cost.

Sub excavation not included.

Rock excavation not included.

Dewatering and stabilization not included.

Retaining walls not included.

Subgrade prep for sidewalk was calculated using 16\*LF of road (10' walk on half and 6' walk on half).

Assumed 4' walks for all Local Roads.

Subgrade is 1' beyond curb and gutter for roads, and directly under for sidewalks.

Intersection ramp totals include mid-block ramps.

Signs and streetlights based on construction plans prepared by CVL Consultants, dated September 21, 2012.

Sanitary and water services were not included.

Box culverts and wingwalls are accounted for in Collector Road totals.



**Mountain View Filing 2 District Service Plan**  
**Onsite District - Preliminary Opinion of Probable Cost**  
**3/18/2025**

<b>Sanitary Sewer</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Major Collector Roads</b>				
12" SDR-35 PVC	1,240	LF	\$115.00	\$142,600
4' Dia. Manhole	4	EA	\$8,000.00	\$32,000
			Subtotal	\$174,600
<b>Local Streets &amp; Tracts</b>				
8" SDR-35 PVC	8,895	LF	\$80.00	\$711,600
4' Dia. Manhole	63	EA	\$8,000.00	\$504,000
			Subtotal	\$1,215,600
<b>Alleys</b>				
8" SDR-35 PVC	2,975	LF	\$80.00	\$238,000
4' Dia. Manhole	15	EA	\$8,000.00	\$120,000
			Subtotal	\$358,000
			Sanitary Sewer Subtotal	\$1,748,200

<b>Water</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Major Collector Roads</b>				
12" PVC w/ Fittings	2,670	LF	\$80.00	\$213,600
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	8	EA	\$8,000.00	\$64,000
12" Gate Valve	10	EA	\$4,000.00	\$40,000
			Subtotal	\$317,600
<b>Local Streets &amp; Tracts</b>				
8" PVC w/ Fittings	9,895	LF	\$65.00	\$643,180
Fire Hydrant Assembly w/ 6" GV & 20' 6" DIP	25	EA	\$8,000.00	\$200,000
8" Gate Valve	49	EA	\$2,600.00	\$127,400
			Subtotal	\$970,580
			Water Subtotal	\$1,288,180

**Mountain View Filing 2 District Service Plan  
Onsite District - Preliminary Opinion of Probable Cost  
3/18/2025**

<b>Storm Drainage</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
<b>Major Collector Roads</b>	<b>2,490</b>	<b>LF</b>		
10' Type 'R' Inlet	2	EA	\$13,000.00	\$26,000
15' Type 'R' Inlet	2	EA	\$16,000.00	\$32,000
4'x2' RCB (Dual)	134	LF	\$1,600.00	\$214,400
5'x10' RCB	110	LF	\$1,900.00	\$209,000
Headwall/Wingwall	8	EA	\$25,000.00	\$200,000
			Subtotal	\$681,400
<b>Local Streets</b>	<b>11,715</b>	<b>LF</b>		
18" RCP (0-8' depth)	50	LF	\$90.00	\$4,500
24" RCP	880	LF	\$110.00	\$96,800
30" RCP (0-8' depth)	1,205	LF	\$130.00	\$156,650
5' Dia. Manhole	14	EA	\$6,500.00	\$91,000
5' Type 'R' Inlet	5	EA	\$10,000.00	\$50,000
10' Type 'R' Inlet	3	EA	\$13,000.00	\$39,000
			Subtotal	\$437,950
<b>Tract/Open Space</b>				
18" RCP (0-8' depth)	560	LF	\$90.00	\$50,400
24" RCP	145	LF	\$110.00	\$15,950
36" RCP	1,900	LF	\$175.00	\$332,500
5' Dia. Manhole	3	EA	\$6,500.00	\$19,500
24" Flared End Section	4	EA	\$3,500.00	\$14,000
36" Flared End Section	1	EA	\$4,500.00	\$4,500
Detention Facilities	22	AC-FT	\$50,000.00	\$1,101,000
			Subtotal	\$1,537,850
			Storm Drainage Subtotal	\$2,657,200

**Mountain View Filing 2 District Service Plan  
Onsite District - Preliminary Opinion of Probable Cost  
3/18/2025**

Street Improvements	QUANTITY	UNIT	UNIT PRICE	COST
<b>Major Collector Roads</b>	<b>2,490</b>	<b>LF</b>		
<b>ROW Width</b>	<b>56</b>	<b>FT</b>		
Erosion Control Install	3	AC	\$8,000.00	\$25,610
Maintenance (50% of initial install)	1	LS	\$12,805.00	\$12,810
Clearing & Grubbing	3	AC	\$1,000.00	\$3,210
Grading (5 FT Over Road Area)	25,822	CY	\$3.25	\$83,930
Subgrade Prep, Road	15,217	SY	\$3.00	\$45,650
Aggregate Base Course (Class VI 12")	182,600	SY-IN	\$1.67	\$304,950
Asphalt Pavement (8-inch)	106,240	SY-IN	\$5.75	\$610,880
Street Light	11	EA	\$8,000.00	\$88,000
Signage	19	EA	\$600.00	\$11,400
Striping	2,490	LF	\$1.50	\$3,740
6" Vertical Curb w/ 2' Gutter	4,980	LF	\$24.00	\$119,520
Subgrade Prep, Sidewalk	39,840	SF	\$0.80	\$31,880
Concrete Sidewalk	39,840	SF	\$6.50	\$258,960
Concrete Curb Ramp (Intersection)	26	EA	\$2,500.00	\$65,000
			Subtotal	\$1,665,540
<b>Local Road</b>	<b>11,715</b>	<b>LF</b>		
<b>ROW Width</b>	<b>50</b>	<b>FT</b>		
Erosion Control Install	13	AC	\$8,000.00	\$107,580
Maintenance (50% of initial install)	1	LS	\$53,790.00	\$53,790
Clearing & Grubbing	13	AC	\$1,000.00	\$13,450
Grading (5 FT Over Road Area)	108,472	CY	\$3.25	\$352,540
Subgrade Prep, Road	58,575	SY	\$3.00	\$175,730
Aggregate Base Course (Class VI 12")	702,900	SY-IN	\$1.67	\$1,173,850
Asphalt Pavement (8-inch)	374,880	SY-IN	\$5.75	\$2,155,560
Street Light	29	EA	\$8,000.00	\$232,000
Signage	28	EA	\$600.00	\$16,800
6" Vertical Curb w/ 2' Gutter	23,430	LF	\$24.00	\$562,320
Subgrade Prep, Sidewalk	93,720	SF	\$0.80	\$74,980
Concrete Sidewalk	93,720	SF	\$6.50	\$609,180
Concrete Curb Ramp (Intersection)	46	EA	\$2,500.00	\$115,000
Concrete Crossspan	12	EA	\$4,000.00	\$48,000
			Subtotal	\$5,690,780

**Mountain View Filing 2 District Service Plan  
Onsite District - Preliminary Opinion of Probable Cost  
3/18/2025**

<b>Alleys</b>	<b>3,170</b>	<b>LF</b>		
<b>ROW Width</b>	<b>20</b>	<b>FT</b>		
Erosion Control Install	1	AC	\$8,000.00	\$11,650
Maintenance (50% of initial install)	1	LS	\$5,825.00	\$5,830
Clearing & Grubbing	1	AC	\$1,000.00	\$1,460
Grading (5 FT Over Road Area)	11,741	CY	\$3.25	\$38,160
Subgrade Prep, Road	6,340	SY	\$3.00	\$19,020
Aggregate Base Course (Class VI 12")	76,080	SY-IN	\$1.67	\$127,060
Concrete (8" Thickness)	45,084	SY-IN	\$11.00	\$495,930
			Subtotal	\$699,110

<b>Minor Arterial Road</b>	<b>1,145</b>	<b>LF</b>		
<b>ROW Width</b>	<b>110</b>	<b>FT</b>		
Erosion Control Install	3	AC	\$8,000.00	\$23,140
Maintenance (50% of initial install)	1	LS	\$11,570.00	\$11,570
Clearing & Grubbing	3	AC	\$1,000.00	\$2,900
Grading (5 FT Over Road Area)	2,058	CY	\$3.25	\$6,690
Subgrade Prep, Road	1,235	SY	\$3.00	\$3,710
Aggregate Base Course (Class VI 12")	14,820	SY-IN	\$1.67	\$24,750
Asphalt Pavement (8-inch)	9,880	SY-IN	\$5.75	\$56,810
Signage	2	EA	\$600.00	\$1,200
Striping	1,145	LF	\$1.50	\$1,720
6" Vertical Curb w/ w' Gutter (Temporary)	800	LF	\$22.00	\$17,600
Subgrade Prep, Sidewalk	18,320	SF	\$0.80	\$14,660
Concrete Sidewalk	18,320	SF	\$6.50	\$119,080
			Subtotal	\$283,830

Street Improvements Subtotal \$8,339,260

**Mountain View Filing 2 District Service Plan  
Onsite District - Preliminary Opinion of Probable Cost  
3/18/2025**

<b>Landscape, Irrigation, and Amenities</b>	<b>QUANTITY</b>	<b>UNIT</b>	<b>UNIT PRICE</b>	<b>COST</b>
Restored Prairie and Detention (Re-Establishment Zone)	536,144	SF	\$1.90	\$1,018,674
Local Street Landscape and Irrigation	142,582	SF	\$6.50	\$926,783
Collector/Arterial Street Landscape and Irrigation	126,406	SF	\$3.25	\$410,820
Neighborhood Parks	87,583	SF	\$15.75	\$1,379,432
Enhanced Landscape	93,755	SF	\$10.75	\$1,007,866
Entry Monuments	3,732	SF	\$9.00	\$33,588
Privacy Fence (Vinyl); 6' ht	3,870	LF	\$55.00	\$212,850
Open Rail Fence (Cedar); 42" ht	5,100	LF	\$30.00	\$153,000
Chain Link Fence; 6' ht	700	LF	\$35.00	\$24,500
			Subtotal	\$5,167,513
			<b>Onsite District Subtotal</b>	<b>\$19,200,353</b>



**Mountain View Estates Offsite District Service Plan**  
**Offsite District - Preliminary Opinion of Probable Cost**  
**3/18/2025**

Sanitary Sewer	QUANTITY	UNIT	UNIT PRICE	COST
<b>Off Site Sewer</b>				
12" SDR-35 PVC	2,320	LF	\$115.00	\$266,800
4' Dia. Manhole	8	EA	\$10,000.00	\$80,000
			Subtotal	\$346,800
			Sanitary Sewer Total	\$346,800

## **EXHIBIT F INTERGOVERNMENTAL AGREEMENT**

THIS INTERGOVERNMENTAL AGREEMENT is made and entered into by and between the **City of Brighton, Colorado**, a municipal corporation of the State of Colorado (the “City”), and **Mountain View Estates Metropolitan District No. 1** and **Mountain View Estates Metropolitan District No. 2**, each a quasi-municipal corporation and political subdivision of the State of Colorado (individually a “District,” and collectively the “Districts”). All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Service Plan (defined below).

### **RECITALS**

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Districts’ Service Plan dated \_\_\_\_\_, 20\_\_, as amended from time to time by City approval (the “Service Plan”); and

WHEREAS, the Service Plan requires the execution of an intergovernmental agreement between the City and the Districts; and

WHEREAS, the City and the Districts have determined it to be in their best interests to enter into this Intergovernmental Agreement (“Agreement”); and

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

### **COVENANTS AND AGREEMENTS**

1. Incorporation by Reference. The Service Plan is hereby incorporated in this agreement by this reference. The Districts agrees to comply with all provisions of the Service Plan, as it may be amended from time to time in accordance with the provisions thereof, and Title 32, Article 1, C.R.S. (the “Special District Act”).

2. Public Improvements.

- a) Construction of Public Improvements on City-Owned Property. The Districts will construct the necessary drainage facilities, landscaping, and park and recreation improvements on Tract D of MOUNTAIN VIEW ESTATES SUBDIVISION FILING NO. 1, and Tract X of MOUNTAIN VIEW ESTATES SUBDIVISION FILING NO. 2 (such Tracts D and X collectively described herein as the “City Tracts”) in accordance with the City Approvals. After the City’s final acceptance of such improvements on the City Tracts, the City will maintain such improvements.

- b) Maintenance. The Districts agree that they shall maintain the Public Improvements as shown in Exhibit A attached hereto and made a part hereof. The Districts and the City hereby agree that the Districts will maintain all trail improvements along the Brighton Lateral Ditch that are within the boundaries of the Districts, including without limitation the portion of the trail on Tract V of Filing No. 2.
- c) Construction of Major and Minor Arterial Streets and Collector Streets. The Districts may be required to construct or cause to be constructed all or part of the full width of certain major and minor arterial streets and/or collector streets around the perimeter of the Districts. Any responsibility of the Districts for any Public Improvements in connection with such major and minor arterial and collector streets around the perimeter of the Districts will be further detailed in the City Approvals.

3. Notice to Property Owners. The Districts agree that they shall record a Notice of Inclusion in Metropolitan District substantially in the form attached hereto as Exhibit B-1 and Exhibit B-2 on all property located within the Districts' boundaries.

4. Enforcement. The parties agree that this Agreement may be enforced in law, or in equity for specific performance, injunctive, or other appropriate relief. The parties also agree that this Agreement may be enforced pursuant to Section 32-1-207, C.R.S. and other provisions of the Special District Act granting rights to municipalities or counties approving a service plan of a special district.

5. Entire Agreement of the Parties. This Agreement constitutes the entire agreement between the parties and supersedes all prior written or oral agreements, negotiations, or representations and understandings of the parties with respect to the subject matter contained herein.

6. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the parties hereto.

7. Governing Law; Venue. The internal laws of the State of Colorado shall govern the interpretation and enforcement of this Agreement, without giving effect to choice of law or conflict of law principles. The parties hereby submit to the jurisdiction of and venue in the district court in Adams County, Colorado. In any proceeding brought to enforce the provisions of this Agreement, the prevailing party therein shall be entitled to an award of reasonable attorneys' fees, actual court costs and other expenses incurred.

8. Beneficiaries. Except as otherwise stated herein, this Agreement is intended to describe the rights and responsibilities of and between the named parties and is not intended to, and shall not be deemed to confer any rights upon any persons or entities not named as parties.



9. Effect of Invalidity. If any portion of this Agreement is held invalid or unenforceable for any reason by a court of competent jurisdiction as to either party or as to both parties, such portion shall be deemed severable and its invalidity or its unenforceability shall not cause the entire agreement to be terminated.

10. Assignability. Neither the City nor the Districts shall assign their rights or delegate their duties hereunder without the prior written consent of the other party.

11. Successors and Assigns. This Agreement and the rights and obligations created hereby shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

Signature Page Follows.

**MOUNTAIN VIEW ESTATES  
METROPOLITAN DISTRICT NO. 1**

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

BY: \_\_\_\_\_  
President

ATTEST:

**MOUNTAIN VIEW ESTATES  
METROPOLITAN DISTRICT NO. 2**

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

BY: \_\_\_\_\_  
President

ATTEST:

**CITY OF BRIGHTON, COLORADO**

ATTEST:

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

By: \_\_\_\_\_  
City Clerk

**Exhibit A to Intergovernmental Agreement**

Public (City) and District Tracts

(See following three pages.)

I:\2020\20034 - Mountain View Estates\CADD\Exhibits\20034--Mountain View Public vs District.dwg tab: 1 Apr 10, 2025 - 1:24pm tfrazier

MATCHLINE - SEE SHEET NO. 2

LEGEND



CITY OF BRIGHTON  
OWNED & MAINTAINED



METRO DISTRICT  
OWNED & MAINTAINED



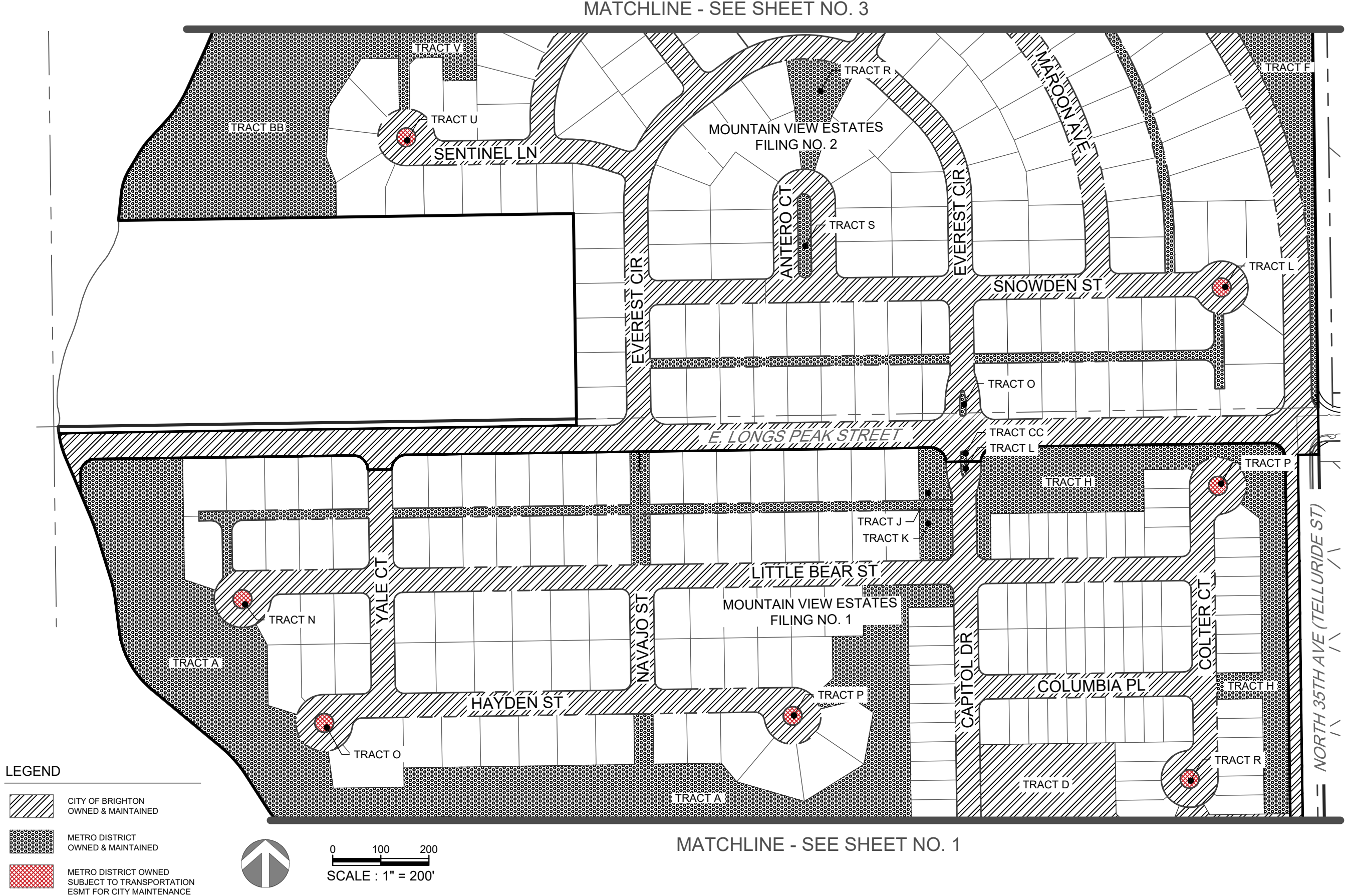
METRO DISTRICT OWNED  
SUBJECT TO TRANSPORTATION  
ESMT FOR CITY MAINTENANCE

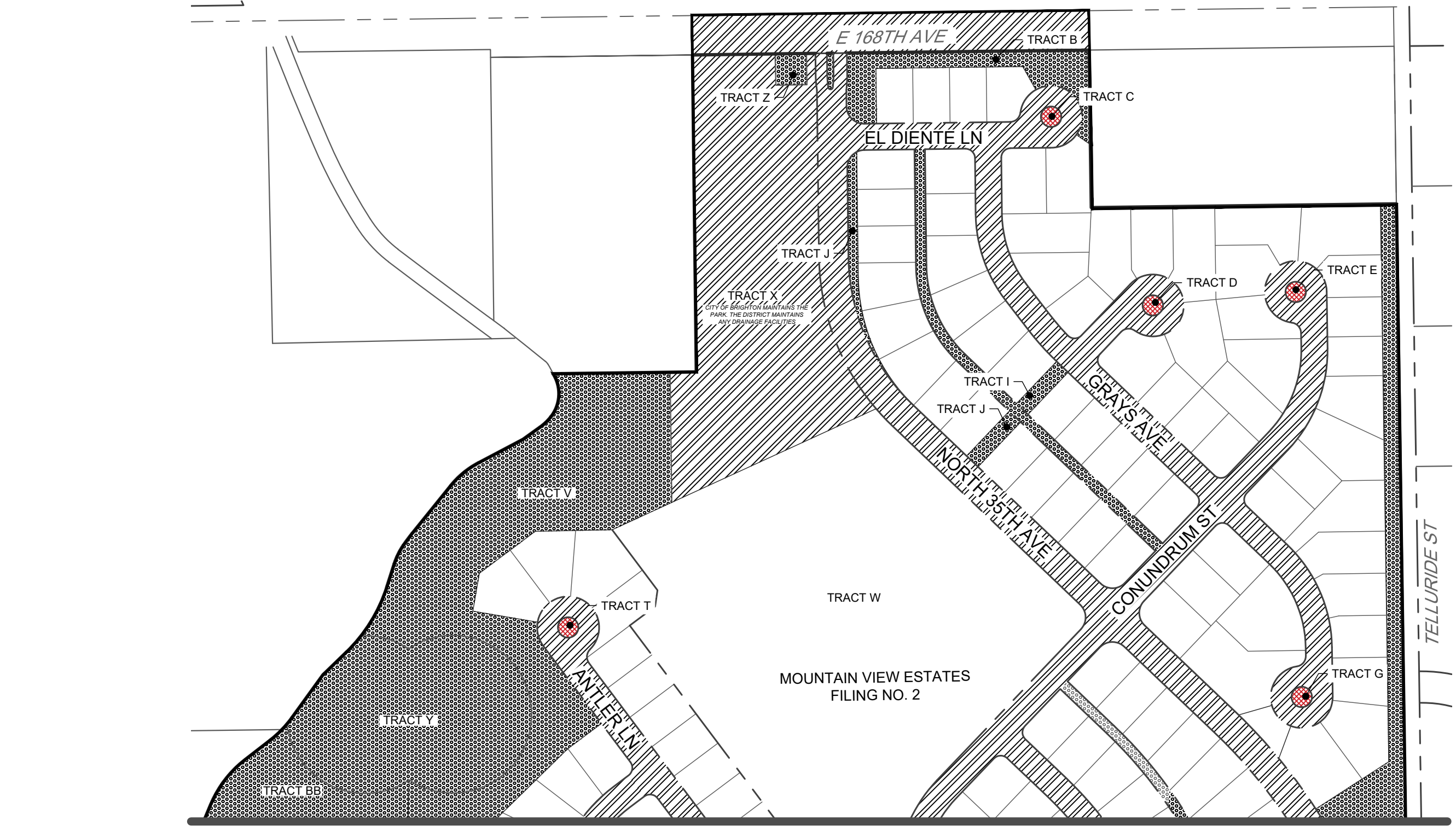


0 100 200

SCALE : 1" = 200'







**LEGEND**

	CITY OF BRIGHTON OWNED & MAINTAINED
	METRO DISTRICT OWNED & MAINTAINED
	METRO DISTRICT OWNED SUBJECT TO TRANSPORTATION ESMT FOR CITY MAINTENANCE

0 100 200  
SCALE : 1" = 200'

MATCHLINE - SEE SHEET NO. 2

**MOUNTAIN VIEW ESTATES  
PUBLIC VS DISTRICT  
INFRASTRUCTURE**

DRAWING NO:  
**3 OF 3**

PROJECT NO: 20034

DATE: 03/19/2025

**Redland**  
**WHERE GREAT PLACES BEGIN**  
• Land Planning • Landscape Architecture  
• Civil Engineering • Construction Management  
720.283.6783  
REDLAND.COM



**Exhibit B-1 to Intergovernmental Agreement**

**NOTICE OF INCLUSION IN  
MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 1 AND  
POSSIBLE PROPERTY TAX CONSEQUENCES**

Legal description of the property:

LOTS 1 THROUGH 81, INCLUSIVE, BLOCK 1;  
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 2;  
LOTS 1 THROUGH 12, INCLUSIVE, BLOCK 3;  
LOTS 1 THROUGH 40, INCLUSIVE, BLOCK 4;  
LOTS 1 THROUGH 20, INCLUSIVE, BLOCK 5;  
LOTS 1 THROUGH 30, INCLUSIVE, BLOCK 6; AND  
TRACTS A, B, C, E, F, G, H, J, K, L, N, O, P, Q, R, S, T, U, W, Y, Z, AND BB,  
MOUNTAIN VIEW ESTATES SUBDIVISION FILING NO. 1,

AS PER THE PLAT THEREOF RECORDED MAY 28, 2014 AT RECEPTION NO.  
2014000032470, COUNTY OF ADAMS, STATE OF COLORADO

This property is located in the following metropolitan district:

Mountain View Estates Metropolitan District No. 1 (the “District”)

In addition to standard property tax identified on the next page, this property is subject to a metropolitan district mill levy (another property tax) of up to:

60.000 mills, subject to Mill Levy Adjustment, as described  
in the District’s Service Plan

Based on the property’s inclusion in the metropolitan district, and presuming a residential assessment rate of 6.8% with no tax relief offsets or credits, a residential parcel with a sale price of \$550,000 could result in ADDITIONAL annual property taxes up to:

\$2,244

The next page provides examples of estimated total annual property taxes that could be due on this property, first if located outside the District and next if located within the District. **Note: property that is not within the District would not pay the ADDITIONAL amount.**

The District’s Board of Directors can be reached as follows;

[Address, e-mail address and phone number]

You may wish to consult with: (1) the Adams County Assessor’s Office to determine the specific amount of District property taxes currently due on this property; and (2) the District’s Board of Directors to determine if the District’s Service Plan has been amended.

## ESTIMATE OF PROPERTY TAXES

Annual Tax Levied on Residential Property with \$550,000 Actual Value Without the District Mill Levy (assuming a residential assessment rate of 6.8%):

<b>Taxing Entity</b>	<b>Mill Levies (2025**)</b>	<b>Annual Tax Levied</b>
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.664	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
<b>TOTAL</b>	<b>112.735</b>	<b>\$4,216</b>

Annual Tax Levied on Residential Property with \$550,000 Actual Value With the District Mill Levy (Assuming 6.8% residential assessment rate and Maximum District Mill Levy):

<b>Taxing Entity</b>	<b>Mill Levies (2025**)</b>	<b>Annual Tax Levied</b>
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.644	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
Metropolitan District	60.000	\$2,244
<b>TOTAL</b>	<b>172.735</b>	<b>\$6,460</b>

\*\*This estimate of mill levies is based upon mill levies certified by the Adams County Assessor's Office in December 2024 for collection in 2025 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Adams County Assessor's Office to obtain accurate and current information.



**Exhibit B-2 to Intergovernmental Agreement**

**NOTICE OF INCLUSION IN  
MOUNTAIN VIEW ESTATES METROPOLITAN DISTRICT NO. 2 AND  
POSSIBLE PROPERTY TAX CONSEQUENCES**

Legal description of the property:

LOTS 1 THROUGH 38, INCLUSIVE, BLOCK 1;  
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 2  
LOTS 1 THROUGH 35, INCLUSIVE, BLOCK 3;  
LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 4;  
LOTS 1 THROUGH 21, INCLUSIVE, BLOCK 5;  
LOTS 1 THROUGH 16, INCLUSIVE, BLOCK 6;  
LOTS 1 THROUGH 42, INCLUSIVE, BLOCK 7;  
LOTS 1 THROUGH 24, INCLUSIVE, BLOCK 8 AND  
TRACTS A THROUGH V, Y, Z, AA THROUGH HH AND JJ,  
MOUNTAIN VIEW ESTATES SUBDIVISION, FILING NO. 2,  
AS PER THE PLAT THEREOF RECORDED MAY 28, 2014 AT RECEPTION NO.  
2014000032471, COUNTY OF ADAMS, STATE OF COLORADO.

This property is located in the following metropolitan district:

Mountain View Estates Metropolitan District No. 2 (the “District”)

In addition to standard property tax identified on the next page, this property is subject to a metropolitan district mill levy (another property tax) of up to:

60.000 mills, subject to Mill Levy Adjustment, as described  
in the District’s Service Plan

Based on the property’s inclusion in the metropolitan district, and presuming a residential assessment rate of 6.8% with no tax relief offsets or credits, a residential parcel with a sale price of \$550,000 could result in ADDITIONAL annual property taxes up to:

\$2,244

The next page provides examples of estimated total annual property taxes that could be due on this property, first if located outside the District and next if located within the District. **Note: property that is not within the District would not pay the ADDITIONAL amount.**

The District’s Board of Directors can be reached as follows;

[Address, e-mail address and phone number]

You may wish to consult with: (1) the Adams County Assessor’s Office to determine the specific amount of District property taxes currently due on this property; and (2) the District’s Board of Directors to determine if the District’s Service Plan has been amended.

## ESTIMATE OF PROPERTY TAXES

Annual Tax Levied on Residential Property with \$550,000 Actual Value Without the District Mill Levy (assuming a residential assessment rate of 6.8%):

<b>Taxing Entity</b>	<b>Mill Levies (2025**)</b>	<b>Annual Tax Levied</b>
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.664	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
<b>TOTAL</b>	<b>112.735</b>	<b>\$4,216</b>

Annual Tax Levied on Residential Property with \$550,000 Actual Value With the District Mill Levy (Assuming 6.8% residential assessment rate and Maximum District Mill Levy):

<b>Taxing Entity</b>	<b>Mill Levies (2025**)</b>	<b>Annual Tax Levied</b>
Adams County	26.944	\$1,008
City of Brighton	6.650	\$249
Rangeview Library District	3.667	\$137
Central Colorado Water Conservancy District	1.017	\$38
Brighton Fire District No. 6	16.793	\$628
School District No. 27	56.644	\$2,119
Urban Drainage South Platte	0.100	\$4
Urban Drainage and Flood Control	0.900	\$34
Regional Transportation District	0.000	\$0
Metropolitan District	60.000	2,244
<b>TOTAL</b>	<b>172.735</b>	<b>\$6,460</b>

\*\*This estimate of mill levies is based upon mill levies certified by the Adams County Assessor's Office in December 2024 for collection in 2025 and is intended only to provide approximations of the total overlapping mill levies within the District. The stated mill levies are subject to change and you should contact the Adams County Assessor's Office to obtain accurate and current information.