

**MODEL SERVICE PLAN
FOR
MILLER DOWNS METROPOLITAN DISTRICT
IN THE CITY OF COLORADO SPRINGS, COLORADO**

Prepared

by

Seter, Vander Wall & Mielke, P.C.
7400 E. Orchard Road
Greenwood Village, CO 80111

DRAFT: July 14, 2025

SECOND DRAFT: August 11, 2025

TABLE OF CONTENTS

I.	INTRODUCTION.....	1
A.	Purpose and Intent.....	1
B.	Need for the District.....	1
C.	Objective of the City Regarding District Service Plan.....	1
II.	DEFINITIONS	2
III.	BOUNDARIES	6
IV.	PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION.	6
V.	DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES	7
A.	Powers of the District and Service Plan Amendment	7
1.	Operations and Maintenance Limitation	7
2.	City Charter Limitations.....	7
3.	Use of Bond Proceeds and Other Revenue of the District Limitation	8
4.	Recovery Agreement Limitation	8
5.	Construction Standards Limitation.....	8
6.	Developer Funding Agreement Limitation	8
7.	Privately Placed Debt Limitation	8
8.	Related Party Privately Placed Debt Limitation.....	9
9.	Inclusion Limitation	9
10.	Overlap Limitation	9
11.	Initial Debt Limitation.....	9
12.	Council Debt Authorization Limitation	9
13.	Total Debt Issuance Limitation	9
14.	Fee Limitation	9
15.	Monies from Other Governmental Sources	9
	Sales Tax Limitations.....	9
16.	No District will be allowed to impose a sales tax	9
17.	Consolidation Limitation.....	10
18.	Bankruptcy Limitation	10
19.	Maximum Debt Mill Levy/Maximum Debt Mill Levy Imposition Term ..	10
20.	Eminent Domain Powers Limitation	10
21.	Concealed Carry Prohibition.	10
22.	Service Plan Amendment Requirement	10
B.	Preliminary Plan for Public Improvements	11
C.	Financing Plan.....	11
D.	Maximum Interest Rate	11
E.	Limited-Default Provisions	12
F.	Eligible Bondholders.....	12
G.	Maximum Debt Mill Levy	12
H.	Maximum Operating Mill Levy	12
I.	Maximum Overlapping Mill Levies for a Combination of Districts.....	13
J.	Maximum Debt Mill Levy Imposition Term	13

K.	Debt Instrument Disclosure Requirement	13
L.	Security for Debt	14
M.	Developer Financial Assurances	14
VI.	ANNUAL REPORT.....	14
A.	General	14
B.	Additional City Annual Report Requirements	14
VII.	DISTRICT WEBSITES	14
VIII.	DISCLOSURE TO PURCHASERS	15
IX.	DISSOLUTION	15
X.	CONCLUSION	15

LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions
EXHIBIT B	Vicinity Map
EXHIBIT C	Initial District Boundary Map
EXHIBIT D	Summary of Public Improvements to be Financed by the District and Financing Plan
EXHIBIT E	Description of Permitted Services to be Provided by the District

I. INTRODUCTION

A. Purpose and Intent

The District is an independent unit of local government, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan. As further specified in this Service Plan it is intended that the District will provide and/or finance a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District specifically as set forth in Exhibit D of this Service Plan. Additionally, the District is authorized to provide only those ongoing operations and maintenance functions or services included in Exhibit E of this Service Plan.

B. Need for the District

There are currently no other existing or alternative governmental entities, including the City, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake some or all of the planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project or to effectively provide for the ongoing maintenance or operational functions anticipated to be provided by the District. Formation of the District is therefore necessary in order for the Public Improvements required for the Project and/or the operations and maintenance function and services to be provided in the most economic manner possible.

C. Objective of the City Regarding District Service Plan

The City's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements, and to use available revenues or the proceeds of Debt to be issued by the District for these purposes.

All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term for residential properties and at a tax mill levy no higher than the Maximum Debt Mill Levy for commercial and residential properties, and/or repaid by Fees, as long as such Fees are not imposed upon or collected from taxable property owned or occupied by an End User for the purpose of creating a capital cost payment obligation as further described in Section V.B and C and in Exhibit D. Generally, the costs of Public Improvements that cannot be funded within these parameters are not costs to be paid by the District.

Use of the proceeds of Debt by this District shall be limited to planning, designing and engineering and paying for, financing or refinancing costs associated with providing the Public Improvements, necessary to support the Project in a manner consistent with the limitations of the City Charter.

Debt which is issued within these parameters, as further described in the Financing Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

This Service Plan is intended to establish a limited purpose for the District and explicit financial constraints that are not to be violated under any circumstances.

II. DEFINITIONS

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

Authority: An entity with separate legal powers or authorities, created by intergovernmental agreement (IGA) between or among Districts, or between or among one or more Districts, and another governmental entity.

Basis Point: One hundredth of one percent, used primarily to describe a difference in interest rates, as in the difference between annual interest rates of 2.0% and 2.5% is 50 basis points.

Board: the board of directors of the District.

City: The City of Colorado Springs, acting legislatively through its City Council or administratively through its mayor or chief of staff consistent with Colorado Revised Statutes and the City Charter.

City Code: The City Code of the City of Colorado Springs, Colorado.

City Council: The City Council of the City of Colorado Springs, Colorado.

Combination of Districts: Any combination of Metropolitan Districts, BIDs and/or GIDs that overlay each other that are organized by petition of a property developer that are specific to property within a single development project and do not serve any property outside of that project such as regional service district or non-developer controlled existing district.

Commercial District: A District containing property classified for assessment as nonresidential. (NOTE: all districts which include or are expected to include any residential property must be defined as a Residential District and not a Commercial District).

C.R.S.: Colorado Revised Statutes.

Debt: Any bond, note debenture, contract or other multiple year financial obligation of a District which is payable in whole or in part from, or which constitutes an encumbrance on, the proceeds of ad valorem property tax or End User Debt Service Fee imposed by the District, or pledged for the purposes of meeting the obligation. (Debt specifically excludes Developer Funding Agreements).

Debt to Actual Market Value Ratio: The ratio derived by dividing the then-outstanding principal amount of all Debt of the District by the actual market valuation of the taxable property of the District, as such actual market valuation is certified from time to time by the County Assessor.

Debt Mill Levy: That portion of the overall mill levy of the District, pledged, dedicated, or otherwise used to repay formally issued Debt or Long-Term Financial Obligations.

Developer Board of Directors Members: Elected or appointed District board of directors' members who are, or are related parties to, the original or subsequent developer(s) of a majority of the District property, and who may have a substantial interest in proceeds of District Debt, Developer Funding Agreements, or other contractual obligations.

Developer Funding Agreements: Short or long-term obligations of Districts entered into between Districts and developers related to advancement or reimbursement of Public Improvements or operations and maintenance costs. Such agreements may or may not accrue interest, but do not qualify as formally issued Debt as defined under this Policy or under TABOR.

District: The Miller Downs Metropolitan District.

End User: A property owner anticipated to have a long term, multi-year responsibility for the tax and/or fee obligations of a District. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an end user. A master property developer or business entity that constructs homes or commercial structures for occupancy or ownership primarily by third parties, is not an end user.

End User Debt Service Fees: Any fees, rates, tolls, or charges assessed, pledged or otherwise obligated to End Users by a District for the payment of Debt. End User Debt Service Fees do not include public improvement fees (PIFs) or similar fees, when imposed on retail customers and pledged to District Debt.

External Financial Advisor: A consultant that (1) 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; (2) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (3) is not an officer of the District.

Fees: Any fee imposed by the District for services, programs or facilities provided by the District, pursuant to Section V.A.1 and as described in Exhibit E.

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

Future Inclusion Area Boundaries: The boundaries of the area described in the Inclusion Area Boundary Map.

Future Inclusion Area Boundary Map: The map, if any, attached hereto as Exhibit C-2, describing the property proposed for inclusion within the District.

Index Interest Rate: The AAA 30-year MMD (Municipal Market Data) index interest rate.

Interest Rate: The annual rate of charge applied to District Debt or other District financial obligations.

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

Initial District Boundary Map: the map attached hereto as Exhibit C-1, describing the District's initial boundaries.

Land Development Entitlement: A City-approved master plan, concept plan or other more detailed land use plan, zoning, or combinations thereof, applicable to a substantial proportion of the property to be included in District(s) and sufficient to support the need for the District(s) along with relevant public improvements financing assumptions and proposed limits.

Limited Service Plan Amendment: Service Plan amendments that address only one or a limited number of specific modifications of this Service plan, while referencing this Service Plan as remaining in force and effect.

Long Term Financial Obligations: Any District financial obligations including but not limited to Debt, Developer Funding Agreements and applicable contracts, that are regarded as multi-year obligations standard accounting practice.

Material Modification: A major modification of a previously approved Metropolitan District service plan, as defined in Section 32-1-207(2)(a), C.R.S., along with any other service plan provisions, limits or content specifically identified as material modifications in the service plan or the City's approving resolution. Material modifications include but are not necessarily limited to; all mill levy caps and maximum mill imposition terms, debt authorization limits, any significant additions to the identified and authorized functions or services of the District(s), boundary modifications not authorized by the service plan or BID or GID ordinances, and any other limits specifically identified in the service plan.

Maximum Debt Mill Levy: The maximum mill levy a District or combination of Districts is permitted to impose upon the taxable property in the District for the payment of Debt as set forth in Section V.G. below. For the purpose of this Policy, a mill levy certified for contractual obligations is part of the Maximum Debt Mill Levy.

Maximum Debt Mill Levy Imposition Term: The maximum number of years a District is authorized to have a Debt Mill Levy in place, as set forth in Section V.J. below

Maximum Operating Mill Levy: The maximum mill levy a District or Combination of Districts is permitted to impose for operating and maintenance expenses as set forth in Section VI.K. and Exhibit E below.

Mill Levy Adjustment: Any statutory, legislative, or constitutional changes that adjust or impact that assessed or actual valuation of property or the assessment ratio pursuant to which taxes are calculated.

Planning and Community Development Department Director: The Director of the Colorado Springs Planning and Community Development Department or other position which may be established for the purpose of administering this Policy, or their designee.

Privately Placed Debt: Debt that is not marketed to multiple independent accredited investors as defined in Rule 501(a) promulgated under the Securities Act of 1933 by a registered bond underwriter or placed directly with a chartered lending institution or credit union.

Project: the development or property commonly referred to as Miller Downs as of the date of approval of this Service Plan and as proposed by the Land Development Entitlement.

Public Improvements: Any capital or site improvements, (or directly related planning or engineering costs) legally determined to be eligible for ownership, maintenance and/or financing by a District in accordance with the applicable State statutes.

Related Party Privately Placed Debt: Privately Placed Debt that is or will be directly placed with and held by a party related to the issuing District.

Resident Board of Directors Members: Elected or appointed District board of directors' members who are not related parties to the original or subsequent developer(s) of a majority of the District's property, and who do not have a substantial interest in proceeds of District Debt, Developer Funding Agreements, or other contractual obligations. In addition to resident homeowners, this definition is intended to include non-resident property owners, including businesses, which are substantially liable for District taxes or fees and who do not have a direct interest in the proceeds of District Debt, Developer Funding Agreements, or other contractual obligations.

Residential District: Any District including land or improvements assessed for residential purposes by the El Paso County Assessor.

Service Area: The property within the Initial District Boundary Map and the Future Inclusion Area Boundary Map.

Service Plan: The service plan for the District approved by City Council.

Service Plan Amendment: An amendment to the Service Plan approved by City Council in accordance with the applicable State law.

Special District Act: Section 32-1-101, et. seq., of the Colorado Revised Statutes, as currently written and as may be amended in the future.

Special Improvement District: A district formed by and within a District for the purposes of assessing the cost of specified Public Improvements, as authorized pursuant to Section 32-1-1107.7. C.R.S.

State: The State of Colorado.

Subdistrict: A district established within a Title 32 special district pursuant to C.R.S. § 32-1-1101(1) (f) as may be amended.

TABOR: Article X § 20 of the Colorado Constitution, also known as the Taxpayers Bill of Rights, as its provisions legally pertain to Districts.

Total Debt Issuance Limitation: The maximum total principal amount of debt that may be issued and outstanding by a District, Districts or Combination of Districts at any one time, as established by the City in District Plans. However, in the event a refinancing of previously issued Debt results in an increase in the principal amount directly necessary to refinance that Debt, only the original principal amount of that Debt may be counted for the purpose of this calculation.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 19.461 acres and the total area proposed to be included in the Future Inclusion Area Boundaries is approximately 0 acres. Legal descriptions of the Initial District Boundaries and the Future Inclusion Area Boundaries is attached hereto as Exhibit A. A vicinity map is attached hereto as Exhibit B. A map of the Initial District Boundaries is attached hereto as Exhibit C, and a map of the Future Inclusion Area Boundaries, if any, is attached hereto as Exhibit C-2. It is anticipated that the District's Boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., CRS, and Section 32-1-501, et seq., CRS, subject to the limitations set forth in Article V below.

As further addressed in Section V.A.9. of this Service Plan, without prior written consent of the City, no property shall be included in the District if it is not part of either the Initial District Boundaries or the Future Inclusion Area.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately 19.461 acres of residential land. The current assessed valuation of the Service Area is \$58,310 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financing Plan. The population of the District at build-out is estimated to be approximately 500 people and the total non-residential development is anticipated to be approximately 0 square feet.

Approval of this Service Plan by the City does not guarantee future approval of the development plans within the Service Area as may be identified in this Service Plan or any of the exhibits attached thereto.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment

The District shall have the power and authority to provide or finance the Public Improvements and related operation and maintenance services within and outside of the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, and finance the Public Improvements. The District shall dedicate the Public Improvements to the City or other appropriate jurisdiction or owners association in a manner consistent with the applicable provisions of the City Code. The District shall not be authorized to operate and maintain any part or all of the Public Improvements after such dedication, including park and recreation improvements, unless the provision of such ongoing operation and maintenance is specifically identified in Exhibit E attached hereto. In the City's sole discretion, an IGA between the City and the District may be required in order to better describe the conditions under which these permitted services will be provided by the District. If the District is authorized to operate and maintain certain park and recreation improvements set forth in Exhibit E, any fee imposed by the District for access to such park and recreation improvements shall not result in non-District Colorado Springs residents paying a user fee that is greater than, or otherwise disproportionate to, similar Fees and taxes paid by residents of the District. However, the District shall be entitled to impose an administrative fee as necessary to cover additional expenses associated with non-District Colorado Springs residents to ensure that such costs are not the responsibility of the District residents. All such Fees shall be based upon the determination of the District imposing such fee that such fee does not exceed a reasonable annual market fee for users of such facilities. Notwithstanding the foregoing, all parks and trails shall be open to the general public including non-District Colorado Springs residents free of charge, and District facilities shall not be used for non-public purposes without proper remuneration to the District.

2. City Charter Limitations. In accordance with Article 7-100 of the City Charter, the District shall not issue any Debt instrument for any purpose other than construction of capital improvements with a public purpose necessary for development.

This purpose is interpreted to be inclusive of the costs of designing, engineering, and/or financing the Public Improvements as authorized by this Service Plan.

As further set forth in Article 7-100 of the City Charter, the total Debt of any proposed District shall not exceed 10 percent of the total assessed valuation of the taxable property within the District unless approved by at least a two-thirds vote of the entire City Council.

Authority is granted for this District to issue Debt in one or more future phases subject to the limits included in this Service Plan without the requirement for City Council approval at the time of issuance, provided that these issuances are in substantial conformance with the Summary of Public Improvements and Financing Plan included in Exhibit D of this Service

Plan, and also provided that this service plan has been approved by a vote of at least two thirds of the entire City Council.

3. Use of Bond Proceeds and Other Revenue of the District Limitation. Proceeds from the sale of debt instruments and other revenue of the District may not be used to pay landowners within the District for any real property required to be dedicated for public use by annexation agreements or City Code. Examples of ineligible reimbursements include, but are not limited to: the acquisition of rights of way, easements, water rights, land for required stormwater facilities, parkland, or open space, unless consent from the City Council is given. Proceeds from the sale of debt instruments and other revenue of the District also may not be used to pay for the construction of any utility infrastructure except for those categories of utility infrastructure covered by utility tariffs, rules, and regulations.

4. Recovery Agreement Limitation. Should the District construct infrastructure subject to a recovery agreement with the City or other entity, the District may retain all benefits under the recovery agreement. Any subsequent reimbursement for public improvements installed or financed by the District will remain the property of the District to be applied toward repayment of their Debt, if any. Any reimbursement revenue not necessary to repay the District Debt may be utilized by the District to construct additional public improvements permitted under the approved Service Plan.

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

6. Developer Funding Agreement Limitation. District Developer Funding Agreements shall be limited to a term of no greater than twenty (20) years, after which time any remaining balances must be either converted to Debt or shall no longer be considered an obligation of the District. Additionally, the interest rate for Developer Funding Agreements shall not exceed the Index Rate by more than 400 Basis Points for the year the Interest Rate is being applied, and interest shall not compound.

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

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

We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), CRS) 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.

Related Party Privately Placed Debt shall be issued subject to an optional call date of no more than five (5) years from the original date of issuance, at which time the board of any District(s) obligated for repayment shall be notified of the options for refinancing.

8. Related Party Privately Placed Debt Interest Rate Limitation. The Interest Rate for any Related Party Privately Placed Debt, shall not exceed the Index Rate by more than 400 Basis Points at the time of issuance without prior written consent of City Council.

9. Inclusion Limitation. The District shall not include within any of their boundaries any property outside the Service Area without the prior written consent of the City Council.

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

11. Initial Debt Limitation. On or before the date on which there is a Land Development Entitlement, the District shall not (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; or (c) impose and collect any Fees used for the purpose of repayment of Debt.

12. Council Debt Authorization Limitation. The Debt by this District shall be subject to the approval of the City Council concurrent with the time of issuance unless previously authorized subject to Section V.A.2. City Council's review of these proposed Debt instruments shall be conducted to ensure compliance with the Service Plan and all applicable laws.

13. Total Debt Issuance Limitation. Consistent with the information and analysis provided in Exhibit D the District shall not issue Debt in an aggregate principal amount in excess of \$11,900,000, provided that the foregoing shall not include any increase in the principal amount of previously issued Debt directly associated with its refunding or refinancing.

14. Fee Limitation. The District may impose and collect Fees as a source of revenue for repayment of debt, capital costs, and/or for any authorized administrative, operations or maintenance functions. However, no End User Debt Service Fees shall be imposed by the District.

15. Monies from Other Governmental Sources. The District shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, except pursuant to an intergovernmental agreement with the City. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation.

16. Sales Tax Limitations. No District will be allowed to impose a sales tax.

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

18. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Imposition Term have been established under the authority of the City to approve a Service Plan with conditions pursuant to Section 32-1-204.5, CRS. 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).

19. Maximum Debt Mill Levy/Maximum Debt Mill Levy Imposition Term. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy or, for Residential Districts, the Maximum Debt Mill Levy Imposition Term, shall be deemed a Material Modification of this Service Plan pursuant to Section 32-1-207, CRS and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

20. Eminent Domain Powers Limitation. The District shall have the authority to exercise the power of eminent domain and dominant eminent domain for the purpose of acquiring property interests for access and infrastructure in, to, through, over, under, across, and around the property in Colorado Springs, Colorado identified as Tract I, Quail Brush Creek Filing No. 2 (El Paso County, Colorado Assessor’s Office Schedule No. 5308201024) and Tract A, Quail Brush Creek Filing No. 4 (El Paso County, Colorado Assessor’s Office Schedule No. 5308311019). For all other purposes, the District shall not exercise the power of eminent domain, except upon the prior written consent of the City.

21. Concealed Carry Prohibition. The District shall not adopt or enact an ordinance, resolution, rule, or other regulation that prohibits or restricts an authorized permittee from carrying a concealed handgun in a building or specific area under the direct control or management of the District as provided in C.R.S. § 18-12-214.

22. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the District to provide required services and facilities under evolving circumstances without the need for numerous amendments. While the assumptions upon which this Service Plan are generally based are reflective of a Land Development Entitlement for the property within the District, the cost estimates and Financing Plan are sufficiently flexible to enable the District to provide necessary services and facilities without the need to amend this Service Plan as development plans change. Modification of the general types of services and facilities, and changes in proposed configurations, locations, or dimensions of various facilities and improvements shall be permitted to accommodate development needs consistent with then-

current Land Development Entitlements for the property. Actions of the District which violate the limitations set forth in V.A.1-21 above or in V.B-K shall be deemed to be Material Modifications of this Service Plan and the City shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

B. Preliminary Plan for Public Improvements

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and outside the boundaries of the District, to be more specifically defined in a Land Development Entitlement. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey and estimates derived from the Land Development Entitlement on the property in the Service Area and is approximately \$10,360,595 and is further described in the Summary of Public Improvements included in Exhibit D.

The summary of Public Improvements shall include an estimate by category, of the quantities and projected costs of all Public Improvements potentially eligible for District cost reimbursement or financing by the District.

The location and anticipated phasing of major Public Improvements should also be depicted on a map of the Service Area. Cost estimates may allow for reasonable contingencies and for projected inflation to then-current dollars expected at the projected time(s), of the issuance of Debt and construction.

All of the Public Improvements described herein will be designed in such a way as to assure that their standards will be compatible with those of the City and shall be in accordance with the requirements of the Land Development Entitlement, subsequent City approvals, City Code or other applicable regulations and criteria. All descriptions of the Public Improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, economics, the City's requirements, and construction scheduling may require.

C. Financing Plan

The Financing Plan for the District shall be included in Exhibit D and shall be provided in a form that projects the anticipated amount(s) and timing of issuance of Debt through the life of District based on projected development or redevelopment absorption and projected available District revenues as constrained by Service Plan limits including the Maximum Debt Mill Levy and the Maximum Debt Mill Levy Term for Residential Districts.

The projected costs from the Summary of Public Improvements and the Financing Plan shall provide the basis for the Total Debt Issuance Limitation in Section V.A.14.

D. Maximum Interest Rate

The Interest Rate on any Debt is expected to be at or below the market rate at the time the Debt is issued. 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.

E. Limited-Default Provisions

Debt issued by a District shall be structured so that failure to pay debt service when due shall not of itself constitute an event of default or result in the exercise of remedies. The foregoing shall not be construed to prohibit events of default and remedies for other occurrences including, without limitation, (1) failure to impose or collect the Maximum Debt Mill Levy or such portion thereof as may be pledged thereto, or to apply the same in accordance with the terms of the Debt, (2) failure to impose or collect other revenue sources lawfully pledged to the payment thereof or to apply the same in accordance with the terms of the Debt, (3) failure to abide by other covenants made in connection with such Debt, or (4) filing by a District as a debtor under any bankruptcy or other applicable insolvency laws. Notwithstanding the foregoing, Debt will not be structured with a remedy which requires the District to increase the Maximum Debt Mill Levy in any District or, in Residential Districts, the Maximum Debt Mill Levy Imposition Term.

F. Eligible Bondholders

All District bonds or other debt instrument, if not rated as investment grade, must be issued in minimum denominations of \$100,000 and sold only to either accredited investors as defined in rule 501 (a) promulgated under the Securities Act of 1933 or to the developer(s) of property within the District.

G. Maximum Debt Mill Levy

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

A. For this District and any overlapping Combinations of Districts, the Maximum Debt Mill Levy shall be calculated as follows:

(a) The Maximum Debt Mill Levy certified for any District or Combination of Districts shall be limited to no more than 50.0 mills. This levy may be subject to upward or downward adjustments addressing any constitutionally mandated change in assessment ratios, tax credit, cut or any abatement occurring after, but not before July 12, 2022.

(b) At such time as the Debt to Actual Market Value Ratio within the District is equal to or less than three percent (3%), the Board may request City Council approval for the right to pledge such mill levy as is necessary to pay the Debt service on such Debt, without limitation of rate. At the time of such request, a majority of the members of the Board must consist of Resident Board of Directors Members. Once Debt has been determined to meet the above criterion, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, such District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in such District's Debt to Actual Market Value Ratio.

H. Maximum Operating Mill Levy

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed.

Additionally, the District may also require ongoing revenues for the maintenance of properties or facilities and, for ongoing services and functions as authorized in Exhibit E. The first year's operating budget is estimated to be \$250,000 which is anticipated to be derived from property taxes and other revenue which may include advances associated with Developer Funding Agreements.

The Maximum Operating Mill Levy for the payment of Residential District administrative, operating or maintenance expenses shall be 20.0 mills; provided this levy may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before July 12, 2022.

The Maximum Operating Mill Levy for the payment of Commercial District administrative, operating or maintenance expenses shall be 10.0 mills unless justification supporting a higher mill levy is included as part of the District's financial plan; and also provided that this levy may be subject to upward or downward adjustments addressing any Mill Levy Adjustment or any abatement occurring after, but not before July 12, 2022.

I. Maximum Overlapping Mill Levies for a Combination of Districts

Neither the Maximum Debt Mill Levy nor the Maximum Operating Mill Levy shall be exceeded in the aggregate by any Combination of Districts except as expressly approved by City Council based on unique or special circumstances or if one or more of the Combination of Districts or another overlapping District has been ordered by a court having jurisdiction to impose a specified mill levy in order to satisfy a judgement or bankruptcy plan.

J. Maximum Debt Mill Levy Imposition Term

Residential Districts shall not impose a Debt Service mill levy which exceeds 40 years after the year of the initial imposition of such Debt Mill Levy unless (1) a majority of the Board of Directors of the District imposing the mill levy are Resident Board of Directors Members, and (2) such Board has voted in favor of issuing Debt with a term which requires or contemplates the imposition of a Debt service mill levy for a longer period of time than the limitation contained herein. There shall be no Maximum Debt Mill Levy Imposition Term in Commercial Districts.

K. Debt Instrument Disclosure Requirement

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

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

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

L. Security for Debt

No Debt or other financial obligation of any District will constitute a debt or obligation of the City in any manner. The faith and credit of the City will not be pledged for the repayment of any Debt or other financial obligation of any District. This will be clearly stated on all offering circulars, prospectuses, or disclosure statements associated with any securities issued by any District.

M. Developer Financial Assurances

The mere existence of the District will not be considered a substitute for financial assurances required under applicable City land use ordinances and regulations.

VI. ANNUAL REPORT

A. General

Consistent with Section 32-1-207(3)(c)(II), C.R.S. each District shall be responsible for submitting an annual report to the City Clerk no later than October 1 of each year following the year in which the Order and Decree creating the District has been issued. The District may cooperate with other related Districts in the creation and submittal of the report, provided the presentation of information in the report clearly identifies the applicable information pertaining to this District. The report may be submitted in electronic format as long as it and its associated documents are also available on the District's website.

B. Additional City Annual Report Requirements.

In addition to the annual report requirements as required by Colorado Revised Statutes, the City may adopt additional requirements by separate Council resolution, with such requirements being binding upon this District.

VII. DISTRICT WEBSITES

The District shall require to establish and maintain a website consistent with provisions Section 32-1-104.5 C.R.S., as currently drafted or amended in the future. In addition to the requirements as set forth by statute, the applicable contents of this site shall be in place and available prior to property being sold or conveyed to an End User.

To the extent not already required by Colorado Revised Statutes, the City additionally requires the following information:

A. Copy of the District's most recent service plan, operating plan and budget, along with a brief and clear description of their role and purpose.

B. Board members should be distinguished as either Developer or Resident Board Members.

C. A summary of the existing and potential future primary functions and services of the District.

D. It is recommended, but not required that the District's website include a clear listing or graphic depiction of any facilities or properties owned or maintained by the District(s).

E. Clear and simple summary of the existing and projected financial obligations of District tax and/or fee payers to include:

F. Existing or future mill levies, their purposes, how long they are expected to be in place, and likelihood of increases or decreases.

G. Summary of outstanding long term financial obligations of the District including Debt and Developer Funding Agreements with terms and interest rates.

H. Statement as to whether additional Long-Term Financial Obligations are, are not or may be anticipated by the District.

I. Copies of or links to all current intergovernmental agreements (IGAs).

VIII. DISCLOSURE TO PURCHASERS

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

IX. DISSOLUTION

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

X. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S. along with additional information as may have been provided with the petition for this Service Plan establishes that:

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

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

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

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

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

F. The facility and service standards of the District are compatible with the facility and service standards of the City within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;

G. The proposal is in substantial compliance with the Comprehensive Plan adopted pursuant to the City Code;

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

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

EXHIBIT A

Legal Descriptions

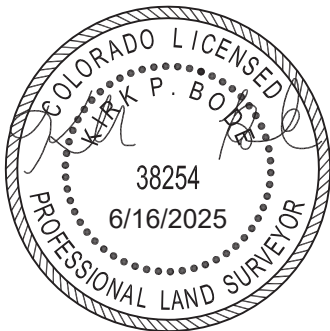
EXHIBIT A

That portion of the East half of Section 8, Township 13 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado, described as follows:

BASIS OF BEARINGS: Bearings are based upon the West line of the Southeast Quarter of Section 8, Township 13 South, Range 65 West of the 6th P.M., monumented at the North end with a #6 rebar & 3.25" aluminum cap stamped "PLS 38141" and monumented at the South end with a #6 rebar & 3.25" aluminum cap stamped "WATTS PLS 9853", and is assumed to bear S 00°06'23" W, a field measured distance of 1,329.76 feet.

BEGINNING at the Northwest corner of the Southeast Quarter of said Section 8; thence S 00°06'23" W along the West line of the Southeast Quarter of said Section 8, a distance of 1329.76 feet to the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 8; thence N 89°06'33" E along the South line of the Northwest Quarter of the Southeast Quarter of said Section 8, a distance of 500.15 feet to intersect the Southerly extension of the West line of the Ruth K. Adams Tract as recorded under Book 2088 at Page 738 of the records of the El Paso County Clerk and Recorders Office; thence N 00°01'48" W along said Southerly extension of said West line, a distance of 897.10 feet to the Northwest corner of said Ruth K. Adams Tract, said corner also being the most Southerly corner of that parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905; thence N 00°41'29" W along the West line of said parcel of land as described under the Quitclaim Deed as recorded under Reception No. 225004905, a distance of 470.17 feet; thence continuing N 00°41'29" W, a distance of 339.34 feet to a point on the South line of that parcel of land described under the Quitclaim Deed as recorded under Reception No. 225004903; thence S 89°49'06" W along said South line a distance of 486.78 feet to the Southwest corner of said parcel, said point also being a point on the West line of the Northeast Quarter of said Section 8; thence S 00°05'23" W along said West line of the Northeast Quarter of Section 8, a distance of 383.02 feet to the POINT OF BEGINNING.

Containing a calculated area of 847,734 square feet (19.461 acres) of land, more or less.



Kirk P. Bode
Colorado Professional Land Surveyor No. 38254
For and on behalf of Barron Land, LLC

BARRON

LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917

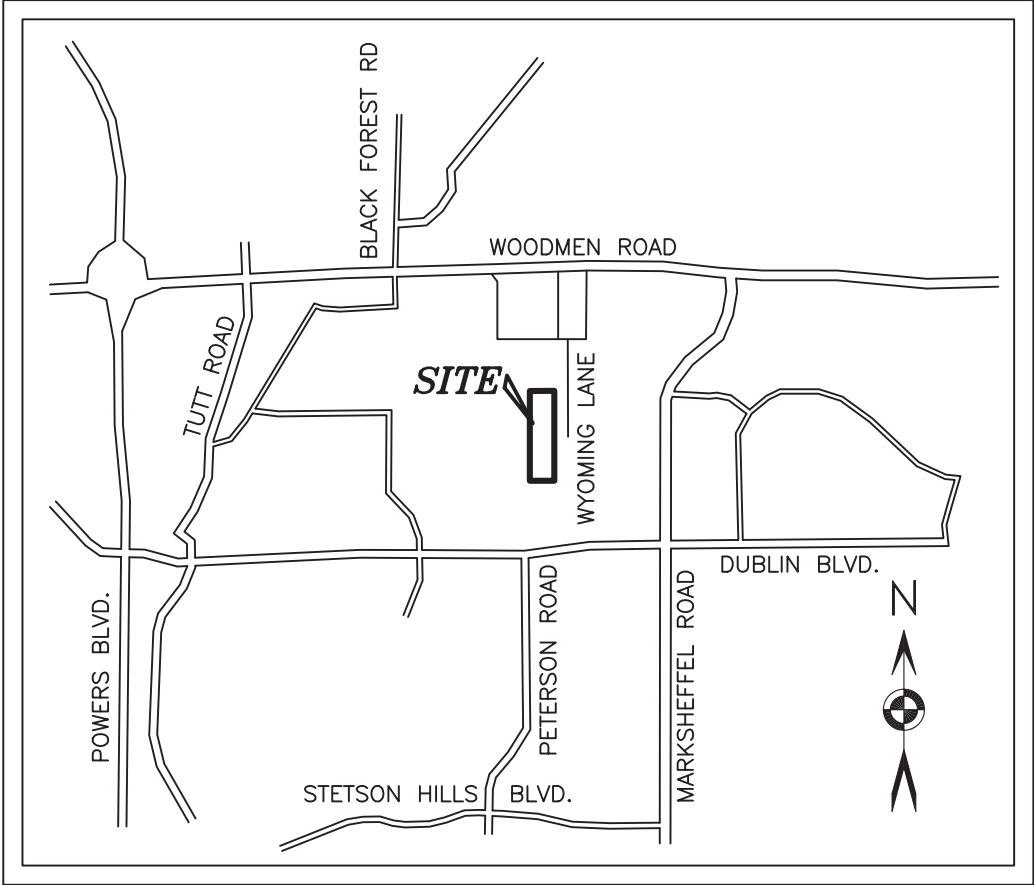
P: 719.360.6827
F: 719.466.6527

www.BARRONLAND.com

EXHIBIT B

Colorado Springs Vicinity Map

EXHIBIT B



VICINITY MAP
(NOT TO SCALE)

BARRON

LAND

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917

www.BARRONLAND.com

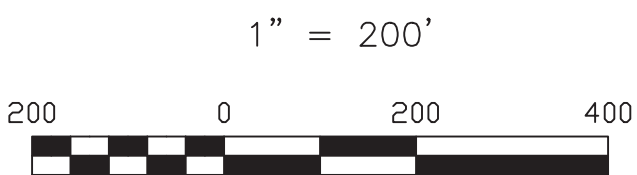
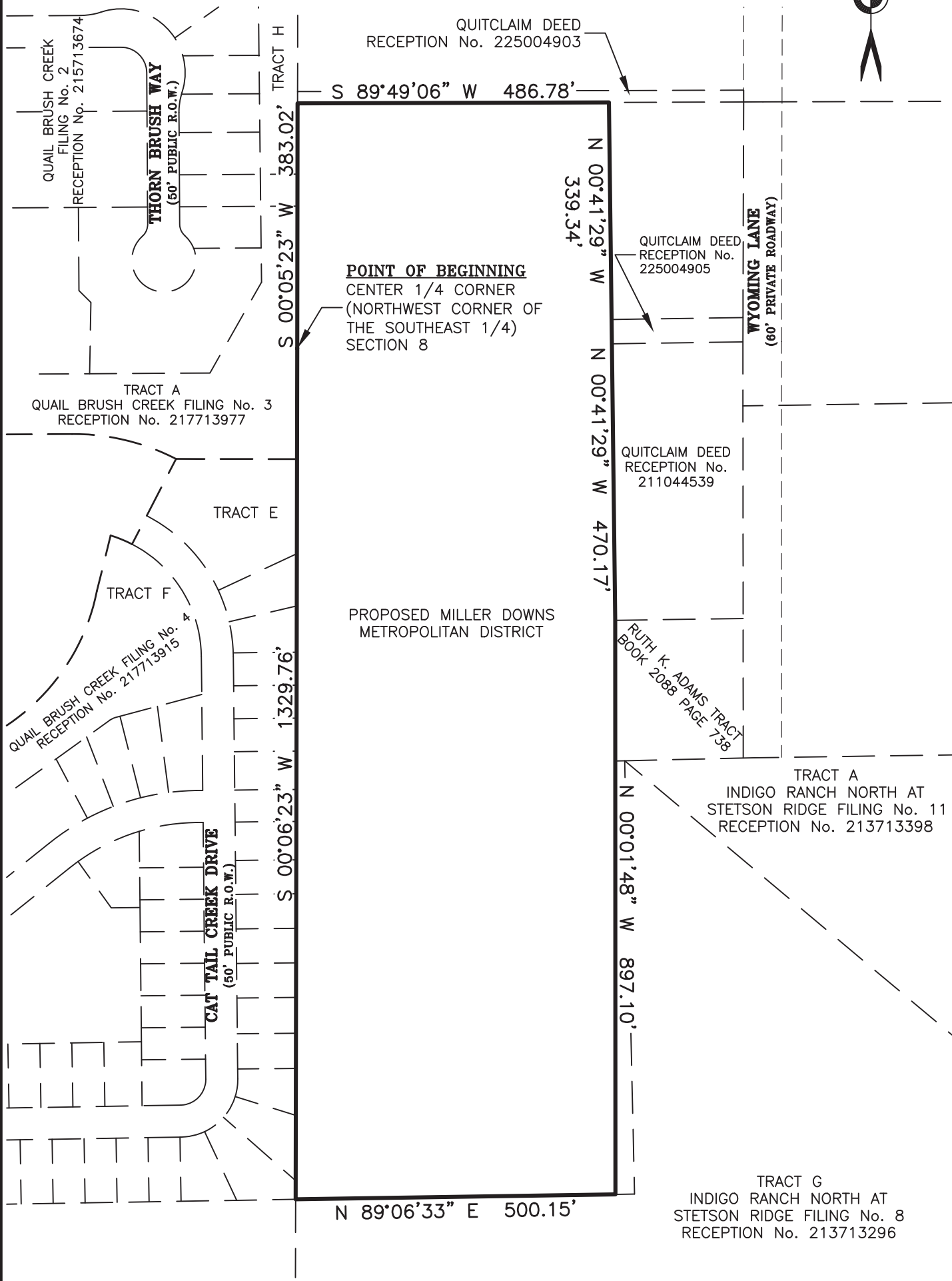
P: 719.360.6827

F: 719.466.6527

EXHIBIT C

Initial District Boundary Map

EXHIBIT C



BARRON  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION

2790 N. Academy Blvd. Suite 311
Colorado Springs, CO 80917

P: 719.360.6827
F: 719.466.6527

www.BARRONLAND.com

EXHIBIT D

Summary of Public Improvements to be Financed by the District and Financing Plan



Preliminary Engineering Opinion of Probable Construction Cost (EOPCC)

Miller Downs - Onsite Horizontal Improvements

Colorado Springs, CO

Prepared By: Maria Langer

Checked By: Noah Brehmer

Date Prepared: 6/30/2025

See bottom of EOPCC for footnotes and assumptions

1.0 PUBLIC ROADWAY IMPROVEMENTS		Quantity	Units	Unit Cost		Cost	Notes/Assumptions
1.01	Subgrade Preparation	16,457	SY	\$	3.50	\$ 57,600	
1.02	Asphalt Pavement and Base Course	16,457	SY	\$	38.00	\$ 625,374	
1.03	Aggregate Base Course	2,743	CY	\$	66.00	\$ 181,029	Assuming 6" ABC section.
1.04	Curb & Gutter (Vertical and Mountable)	8,082	LF	\$	38.00	\$ 307,097	Assumes mountable curb for driveways. Assumes same cost of vertical and mountable curb.
1.05	Cross Pan	210	LF	\$	79.00	\$ 16,590	
1.06	Concrete Sidewalk	3,990	SY	\$	62.00	\$ 247,392	
1.07	Curb Ramp	22	EA	\$	1,496.00	\$ 32,912	
1.08	Street Signs	18	EA	\$	1,200.00	\$ 21,600	
1.09	Street Lights	22	EA	\$	12,000.00	\$ 264,000	Assuming 1 light per acre
Sub-Total:				\$		1,753,594	

2.0 SANITARY SEWER IMPROVEMENTS		Quantity	Units	Price		Cost	Notes/Assumptions
2.01	Sanitary Manhole (4' DIA)	8	EA	\$	7,000.00	\$ 56,000	Assumes gravity sewer
2.02	8-inch Sanitary Sewer Main (PVC)	3,174	LF	\$	65.00	\$ 206,340	Assumes gravity sewer
2.03	Sanitary Sewer Service	141	EA	\$	2,000.00	\$ 282,000	Assumes gravity sewer
Sub-Total:				\$		544,340	

3.0 WATER IMPROVEMENTS		Quantity	Units	Price		Cost	Notes/Assumptions
3.01	8-Inch Watermain (PVC)	4,030	LF	\$	160.00	\$ 644,731	
3.02	8-inch Gate Valve	35	EA	\$	2,418.00	\$ 84,630	
3.03	Water Service	141	EA	\$	1,723.00	\$ 242,943	
3.04	Fire Hydrant Assembly	6	EA	\$	8,584.00	\$ 51,504	
Sub-Total:				\$		1,023,808	

4.0 STORM SEWER IMPROVEMENTS		Quantity	Units	Price		Cost	Notes/Assumptions
4.01	Storm Manhole (5' DIA)	10	EA	\$	12,000.00	\$ 120,000	
4.02	Type R Inlet (5')	7	EA	\$	9,377.00	\$ 65,639	
4.03	Type R Inlet (10')	3	EA	\$	10,230.00	\$ 30,690	
4.04	Type R Inlet (15')	3	EA	\$	13,835.00	\$ 41,505	
4.05	Type 13 Grated Inlet	2	EA	\$	6,037.00	\$ 12,074	
4.06	18-inch Storm Sewer (RCP)	1,120	LF	\$	82.00	\$ 91,879	
4.07	24-inch Storm Sewer (RCP)	107	LF	\$	98.00	\$ 10,486	
4.08	30-inch Storm Sewer (RCP)	1,126	LF	\$	123.00	\$ 138,498	
4.09	36-inch Storm Sewer (RCP)	60	LF	\$	151.00	\$ 9,060	
4.10	Concrete Box Culvert	151	LF	\$	1,000.00	\$ 151,000	

4.1 POND IMPROVEMENTS		Quantity	Units	Price		Cost	Notes/Assumptions
4.11	24-inch Storm Sewer (RCP) Outfall Pipe	78	LF	\$	98.00	\$ 7,644	
4.12	24-inch FES	1	EA	\$	500.00	\$ 500	
4.13	Forebay	100	SY	\$	175.00	\$ 17,500	
4.14	Soil Rip Rap	192	TONS	\$	104.00	\$ 19,968	
4.15	Concrete Trickle Channel	7	CY	\$	741.00	\$ 5,417	
4.16	Signage	2	EA	\$	350.00	\$ 700	City requires 2 signs to be posted within Pond.
4.17	Maintenance Access Road	150	CY	\$	66.00	\$ 9,891	
4.18	Outlet Structure	1	EA	\$	25,000.00	\$ 25,000	
Sub-Total:				\$		757,451	

SEE NEXT PAGE FOR CONTINUATION OF HORIZONTAL IMPROVEMENT COSTS



Preliminary Engineering Opinion of Probable Construction Cost (EOPCC)

Miller Downs - Onsite Horizontal Improvements

Colorado Springs, CO

Prepared By: Maria Langer

Checked By: Noah Brehmer

Date Prepared: 6/30/2025

See bottom of EOPCC for footnotes and assumptions

5.0 GRADING AND EROSION CONTROL (GEC) IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
5.01	Cut/Fill Balance	1,500	CY	\$ 30.00	\$ 45,000	Raw earthwork balance = ~6,500 CY (Fill), flatwork volume = ~5,000 CY
5.02	Earthwork/Grading	50,000	CY	\$ 5.00	\$ 250,000	This cost assumes a balance site and only accounts for on-site earthwork and grading.
		Sub-Total:		\$	295,000	

6.0 DRY UTILITIES		Quantity	Units	Price	Cost	Notes/Assumptions
6.01	Electric Conduit (CSU's Fee for Aid to Construction)	5,000	LF	\$ 55.83	\$ 279,150	
6.02	Electric Conduit (CSU's Electric Extension Design Fee)	141	EA	\$ 49.50	\$ 6,980	
		Sub-Total:		\$	286,130	

7.0 CREEK AND WETLAND IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
7.01	Mobilization	1	LS	\$ 78,000.00	\$ 78,000	
7.02	Water Control	1	LS	\$ 60,000.00	\$ 60,000	
7.03	Surveying	1	LS	\$ 39,000.00	\$ 39,000	
7.04	Earthwork	1	LS	\$ 58,500.00	\$ 58,500	
7.05	Erosion Control	1	LS	\$ 16,700.00	\$ 16,700	
7.06	Riprap	1	LS	\$ 280,000.00	\$ 280,000	
7.07	Check Structures (8 total)	1	LS	\$ 372,100.00	\$ 372,100	
7.08	Revegetation	1	LS	\$ 46,700.00	\$ 46,700	
7.09	Contech Pedestrian Truss Bridge	1	LS	\$ 700,000.00	\$ 700,000	Assuming a Continental Truss system will suffice for the required span
7.10	Drilled Pier Foundation and abutments	2	EA	\$ 200,000.00	\$ 400,000	
7.11	Crane Mobilization	1	EA	\$ 100,000.00	\$ 100,000	
7.12	Structural Engineering/Design Fee	1	LS	\$ 50,000.00	\$ 50,000	
		Sub-Total:		\$	2,201,000	

8.0 PROPOSED LANDSCAPE IMPROVEMENTS		Quantity	Units	Price	Cost	Notes/Assumptions
Irrigation						
8.01	Irrigated Turf Grass	8,458	SF	\$ 1.50	\$ 12,687	Seed 3
Landscape						
8.02	Canopy Tree	357	EA	\$ 600.00	\$ 214,200	
8.03	Evergreen Tree	63	EA	\$ 700.00	\$ 44,100	
8.04	Ornamental Tree	7	EA	\$ 450.00	\$ 3,150	
8.05	Native Seed	107,645	SF	\$ 0.30	\$ 32,294	Seed 1 and Seed 2
8.06	Shrubs	3,500	EA	\$ 90.00	\$ 315,000	
Planting Accessories						
8.07	Boulders (24")	40	EA	\$ 310.00	\$ 12,400	
8.08	Site Furnishings Allowance	1	LS	\$ 25,000.00	\$ 25,000	
Contractor Costs						
8.09	General Construction and Mobilization		10%		\$ 65,883	
		Sub-Total:		\$	724,714	

SEE NEXT PAGE FOR DEVELOPMENT FEES

Preliminary Engineering Opinion of Probable Construction Cost (EOPCC)

Miller Downs - Onsite Horizontal Improvements

Colorado Springs, CO

Prepared By: Maria Langer

Checked By: Noah Brehmer

Date Prepared: 6/30/2025

See bottom of EOPCC for footnotes and assumptions

9.0 DEVELOPMENT FEES		Quantity	Units	Price	Cost
Land Use Review Fees					
9.01	Annexation (\$2,257.5 plus \$31.50 per acre for the first 100 acres; \$10.50 per acre thereafter)	1	EA	\$ 2,930.00	\$ 2,930
9.02	Development Agreement	1	EA	\$ 1,330.00	\$ 1,330
9.03	Zone Change with Land Use Plan (\$2,140 plus \$30 per acre)	1	EA	\$ 2,780.00	\$ 2,780
9.04	Development Plan (\$1,596 plus \$31.50 per acre)	1	EA	\$ 2,267.00	\$ 2,267
9.05	Subdivision Plat (\$1,155 plus \$31.50 per acre)	1	EA	\$ 1,826.00	\$ 1,826
9.06	Final Landscape Plan	1	EA	\$ 231.00	\$ 231
9.07	Irrigation Plan	1	EA	\$ 504.00	\$ 504
Engineering Review Fees					
9.08	Annexation (\$2,449 plus \$35 per acre for the first 100 acres; \$15 per acre thereafter)	1	EA	\$ 3,219.00	\$ 3,219
9.09	Development Agreement	1	EA	\$ 1,638.00	\$ 1,638
9.10	Zone Change (\$687 plus \$2 per acre)	1	EA	\$ 731.00	\$ 731
9.11	Development Plan (\$1,023 plus \$4 per lot)	1	EA	\$ 1,619.00	\$ 1,619
9.12	Subdivision Plat (\$479 plus \$1 per lot)	1	EA	\$ 628.00	\$ 628
Fire Review Fees					
9.13	Annexation	1	EA	\$ 248.00	\$ 248
9.14	Development Plan	1	EA	\$ 248.00	\$ 248
9.15	Construction Document	1	EA	\$ 140.00	\$ 140
Colorado Springs Utilities Review Fees		1	EA		
9.16	Annexation	1	EA	\$ 479.00	\$ 479
9.17	Development Plan	1	EA	\$ 800.00	\$ 800
9.18	Subdivision Plat	1	EA	\$ 111.00	\$ 111
9.19	Hydraulic Analysis Report	1	EA	\$ 1,600.00	\$ 1,600
9.20	Electric Extension Design (\$249 per extension, \$49.50 per lot)	1	EA	\$ 7,477.50	\$ 7,478
9.21	Gas Extension Design (\$249 per extension, \$49.50 per lot)	1	EA	\$ 7,477.50	\$ 7,478
9.22	Recovery Zone Lot Development Costs (Per CSU provided Cost Recovery Estimate)	141	EA	\$ 2,264.55	\$ 319,302
Colorado Springs Stormwater Enterprise (SWENT) Review Fees					
9.22	Final Drainage Report	1	EA	\$ 4,085.00	\$ 4,085
9.23	Permanent Control Measure Plan (Detention Pond Plan)	1	EA	\$ 2,150.00	\$ 2,150
9.24	Storm Sewer Plan and Profile >200 Linear Feet	1	EA	\$ 2,150.00	\$ 2,150
9.25	Grading and Erosion Control Plan	1	EA	\$ 645.00	\$ 645
9.26	Construction Stormwater Management Report	1	EA	\$ 645.00	\$ 645
9.27	Channel Design Report	1	EA	\$ 4,085.00	\$ 4,085
9.28	Channel Design Plan	1	EA	\$ 2,150.00	\$ 2,150
Fees Paid at Plat Recordation					
9.29	Drainage Bridge and Pond Fees (\$23,688 per acre drainage fee)	21.3	AC	\$ 23,688.00	\$ 504,554
Engineering Fees					
9.3	KH Engineering Fees (Per signed contract as of 6/18/25)	1	LS	\$ 483,010.00	\$ 483,010
Sub-Total:				\$	878,050
Horizontal Construction Sub-Total (Sections 1.0 - 8.0):					
				\$	7,586,036
Horizontal Construction Contingency (25% of Sub-Total)				\$	1,896,509
Development Review Fees Sub-Total				\$	878,050
Preliminary Total Project Cost:				\$	10,360,595

Basis for Cost Projection:

- ☐ No Design Completed
☒ Conceptual Design
☐ Final Design

This OPC is not intended for basing financial decisions, or securing funding. Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. Contractor shall be responsible for their own take off and bid numbers. The quantities shown herein shall not be used for bidding purposes and may not be all inclusive.

Notes and Assumptions

- Quantities provided are approximate. This quantity has been estimated based on a 141 unit count and more specifically from the Development Plan application submitted on 6/3/25 unless otherwise noted.
- Unit Cost is based on El Paso County 2024 Financial Assurance Estimate form.
- Engineering Fee Estimates are provided for reference only and actual fees will be based on a Contract Amendment at a later date.
- Development Fees are based on 2025 rate schedule, expected increase in 2026.

**Miller Downs Metropolitan District
El Paso County, Colorado**

~~~

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

~~~

Service Plan

Bond Assumptions	Series 2026	Series 2036	Total
Closing Date	12/1/2026	12/1/2036	
First Call Date	12/1/2031	12/1/2046	
Final Maturity	12/1/2056	12/1/2066	
Discharge Date	12/2/2066	12/2/2066	
Sources of Funds			
Par Amount	4,165,000	7,395,000	
Funds on Hand	0	761,803	
Total	4,165,000	8,156,803	
Uses of Funds			
Project Fund	2,774,648	3,358,828	6,133,476
Refunding Escrow	0	4,080,000	
Capitalized Interest	624,750	0	
Reserve Fund	382,302	481,000	
Cost of Issuance	383,300	236,975	
Total	4,165,000	8,156,803	
Debt Features			
Projected Coverage at Mill Levy Cap	1.00x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Current	
Rating	Non-Rated	Investment Grade	
Coupon (Interest Rate)	5.000%	3.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Tax Authority Assumptions			
Metropolitan District Revenue			
Service Plan			
Service Plan Base Year		2025	
Debt Service Mills			
Service Plan Mill Levy Cap		50.000	
Specific Ownership Tax		6.00%	
County Treasurer Fee		1.50%	
Operations			
Average Mill Levy through Discharge		10.000	

Miller Downs Metropolitan District
Development Summary

Statutory Actual Value (2025)	Residential										Total
	SFD	TH	-	-	-	-	-	-	-	-	
	\$605,000	\$445,000	-	-	-	-	-	-	-	-	
2025	-	-	-	-	-	-	-	-	-	-	-
2026	20	34	-	-	-	-	-	-	-	-	54
2027	21	34	-	-	-	-	-	-	-	-	55
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	41	68	-	-	-	-	-	-	-	-	109
Total Statutory Actual Value	\$24,805,000	\$30,260,000	-	-	-	-	-	-	-	-	\$55,065,000

Miller Downs Metropolitan District
Assessed Value

	Vacant and Improved Land ¹		Single Family Residential								Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag	Residential Units Delivered	Biennial	Actual Value	Reduction per Unit (50,518) Inflated at 2.86%	Total Reduction	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
				Reassessment							
				6.00%							
2025	2,723,000	0	-	-	0	(50,518)	0	0	6.700%	0	0
2026	2,783,500	0	54	-	27,774,600	(51,963)	(2,806,011)	24,968,589	6.250%	0	0
2027	0	680,750	55	-	56,734,134	(53,449)	(5,825,976)	50,908,158	6.800%	0	680,750
2028	0	695,875	-	3,404,048	60,138,182	(54,978)	(5,992,599)	54,145,583	6.800%	1,697,864	2,393,739
2029	0	0	-	-	60,138,182	(56,550)	(6,163,987)	53,974,195	6.800%	3,461,755	3,461,755
2030	0	0	-	3,608,291	63,746,473	(58,168)	(6,340,277)	57,406,196	6.800%	3,681,900	3,681,900
2031	0	0	-	-	63,746,473	(59,831)	(6,521,609)	57,224,864	6.800%	3,670,245	3,670,245
2032	0	0	-	3,824,788	67,571,261	(61,542)	(6,708,127)	60,863,134	6.800%	3,903,621	3,903,621
2033	0	0	-	-	67,571,261	(63,303)	(6,899,980)	60,671,282	6.800%	3,891,291	3,891,291
2034	0	0	-	4,054,276	71,625,537	(65,113)	(7,097,319)	64,528,218	6.800%	4,138,693	4,138,693
2035	0	0	-	-	71,625,537	(66,975)	(7,300,302)	64,325,235	6.800%	4,125,647	4,125,647
2036	0	0	-	4,297,532	75,923,069	(68,891)	(7,509,091)	68,413,978	6.800%	4,387,919	4,387,919
2037	0	0	-	-	75,923,069	(70,861)	(7,723,851)	68,199,218	6.800%	4,374,116	4,374,116
2038	0	0	-	4,555,384	80,478,453	(72,888)	(7,944,753)	72,533,700	6.800%	4,652,151	4,652,151
2039	0	0	-	-	80,478,453	(74,972)	(8,171,973)	72,306,480	6.800%	4,637,547	4,637,547
2040	0	0	-	4,828,707	85,307,161	(77,116)	(8,405,691)	76,901,469	6.800%	4,932,292	4,932,292
2041	0	0	-	-	85,307,161	(79,322)	(8,646,094)	76,661,066	6.800%	4,916,841	4,916,841
2042	0	0	-	5,118,430	90,425,590	(81,591)	(8,893,373)	81,532,218	6.800%	5,229,300	5,229,300
2043	0	0	-	-	90,425,590	(83,924)	(9,147,723)	81,277,867	6.800%	5,212,953	5,212,953
2044	0	0	-	5,425,535	95,851,126	(86,324)	(9,409,348)	86,441,778	6.800%	5,544,191	5,544,191
2045	0	0	-	-	95,851,126	(88,793)	(9,678,455)	86,172,670	6.800%	5,526,895	5,526,895
2046	0	0	-	5,751,068	101,602,193	(91,333)	(9,955,259)	91,646,934	6.800%	5,878,041	5,878,041
2047	0	0	-	-	101,602,193	(93,945)	(10,239,979)	91,362,214	6.800%	5,859,742	5,859,742
2048	0	0	-	6,096,132	107,698,325	(96,632)	(10,532,843)	97,165,482	6.800%	6,231,992	6,231,992
2049	0	0	-	-	107,698,325	(99,395)	(10,834,082)	96,864,243	6.800%	6,212,631	6,212,631
2050	0	0	-	6,461,899	114,160,224	(102,238)	(11,143,937)	103,016,287	6.800%	6,607,253	6,607,253
2051	0	0	-	-	114,160,224	(105,162)	(11,462,653)	102,697,571	6.800%	6,586,769	6,586,769
2052	0	0	-	6,849,613	121,009,838	(108,170)	(11,790,485)	109,219,352	6.800%	7,005,108	7,005,108
2053	0	0	-	-	121,009,838	(111,263)	(12,127,693)	108,882,144	6.800%	6,983,435	6,983,435
2054	0	0	-	7,260,590	128,270,428	(114,445)	(12,474,545)	115,795,883	6.800%	7,426,916	7,426,916
2055	0	0	-	-	128,270,428	(117,719)	(12,831,317)	115,439,111	6.800%	7,403,986	7,403,986
2056	0	0	-	7,696,226	135,966,654	(121,085)	(13,198,293)	122,768,361	6.800%	7,874,120	7,874,120
2057	0	0	-	-	135,966,654	(124,548)	(13,575,764)	122,390,890	6.800%	7,849,860	7,849,860
2058	0	0	-	8,157,999	144,124,653	(128,110)	(13,964,031)	130,160,622	6.800%	8,348,249	8,348,249
2059	0	0	-	-	144,124,653	(131,774)	(14,363,402)	129,761,251	6.800%	8,322,580	8,322,580
2060	0	0	-	8,647,479	152,772,132	(135,543)	(14,774,196)	137,997,937	6.800%	8,850,922	8,850,922
2061	0	0	-	-	152,772,132	(139,420)	(15,196,738)	137,575,395	6.800%	8,823,765	8,823,765
2062	0	0	-	9,166,328	161,938,460	(143,407)	(15,631,364)	146,307,096	6.800%	9,383,860	9,383,860
2063	0	0	-	-	161,938,460	(147,508)	(16,078,421)	145,860,039	6.800%	9,355,127	9,355,127
2064	0	0	-	9,716,308	171,654,768	(151,727)	(16,538,264)	155,116,503	6.800%	9,948,883	9,948,883
2065	0	0	-	-	171,654,768	(156,067)	(17,011,258)	154,643,509	6.800%	9,918,483	9,918,483
2066	0	0	-	10,299,286	181,954,054	(160,530)	(17,497,780)	164,456,273	6.800%	10,547,922	10,547,922
Total			109	125,219,920							

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

**Miller Downs Metropolitan District
Revenue**

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy ¹ 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2025	0	0.000	0	0	0	0	0
2026	0	0.000	0	0	0	0	0
2027	680,750	55.800	37,796	2,268	(567)	(4,000)	35,497
2028	2,393,739	55.092	131,215	7,873	(1,968)	(4,000)	133,120
2029	3,461,755	54.903	189,109	11,347	(2,837)	(4,000)	193,619
2030	3,681,900	54.717	200,456	12,027	(3,007)	(4,000)	205,476
2031	3,670,245	54.891	200,456	12,027	(3,007)	(4,000)	205,476
2032	3,903,621	54.706	212,483	12,749	(3,187)	(4,000)	218,045
2033	3,891,291	54.879	212,483	12,749	(3,187)	(4,000)	218,045
2034	4,138,693	54.694	225,232	13,514	(3,378)	(4,000)	231,367
2035	4,125,647	54.867	225,232	13,514	(3,378)	(4,000)	231,367
2036	4,387,919	54.683	238,746	14,325	(3,581)	(4,000)	245,489
2037	4,374,116	54.856	238,746	14,325	(3,581)	(4,000)	245,489
2038	4,652,151	54.672	253,071	15,184	(3,796)	(4,000)	260,459
2039	4,637,547	54.844	253,071	15,184	(3,796)	(4,000)	260,459
2040	4,932,292	54.661	268,255	16,095	(4,024)	(4,000)	276,326
2041	4,916,841	54.833	268,255	16,095	(4,024)	(4,000)	276,326
2042	5,229,300	54.650	284,350	17,061	(4,265)	(4,000)	293,146
2043	5,212,953	54.821	284,350	17,061	(4,265)	(4,000)	293,146
2044	5,544,191	54.638	301,411	18,085	(4,521)	(4,000)	310,975
2045	5,526,895	54.809	301,411	18,085	(4,521)	(4,000)	310,975
2046	5,878,041	54.627	319,496	19,170	(4,792)	(4,000)	329,873
2047	5,859,742	54.798	319,496	19,170	(4,792)	(4,000)	329,873
2048	6,231,992	54.616	338,666	20,320	(5,080)	(4,000)	349,905
2049	6,212,631	54.786	338,666	20,320	(5,080)	(4,000)	349,905
2050	6,607,253	54.605	358,985	21,539	(5,385)	(4,000)	371,140
2051	6,586,769	54.775	358,985	21,539	(5,385)	(4,000)	371,140
2052	7,005,108	54.594	380,525	22,831	(5,708)	(4,000)	393,648
2053	6,983,435	54.763	380,525	22,831	(5,708)	(4,000)	393,648
2054	7,426,916	54.583	403,356	24,201	(6,050)	(4,000)	417,507
2055	7,403,986	54.752	403,356	24,201	(6,050)	(4,000)	417,507
2056	7,874,120	54.572	427,557	25,653	(6,413)	(4,000)	442,797
2057	7,849,860	54.741	427,557	25,653	(6,413)	(4,000)	442,797
2058	8,348,249	54.561	453,211	27,193	(6,798)	(4,000)	469,605
2059	8,322,580	54.729	453,211	27,193	(6,798)	(4,000)	469,605
2060	8,850,922	54.550	480,403	28,824	(7,206)	(4,000)	498,022
2061	8,823,765	54.718	480,403	28,824	(7,206)	(4,000)	498,022
2062	9,383,860	54.539	509,228	30,554	(7,638)	(4,000)	528,143
2063	9,355,127	54.707	509,228	30,554	(7,638)	(4,000)	528,143
2064	9,948,883	54.528	539,781	32,387	(8,097)	(4,000)	560,072
2065	9,918,483	54.695	539,781	32,387	(8,097)	(4,000)	560,072
2066	10,547,922	54.517	572,168	34,330	(8,583)	(4,000)	593,916
Total			13,320,711	799,243	(199,811)	(160,000)	13,760,143

1. Subject to adjustment based on changes in assessment methodology

Miller Downs Metropolitan District
Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2026	Series 2036		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance ¹	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2026	Dated: 12/1/2036							
		Par: \$4,165,000 Proj: \$2,774,648	Par: \$7,395,000 Proj: \$3,358,828 Escr: \$4,080,000				Series 2026: 382,302 Series 2036: -			
2025	0			0	0		0	0	n/a	n/a
2026	0	0		0	0		0	0	n/a	612%
2027	35,497	0		0	35,497		35,497	0	n/a	174%
2028	133,120	0		0	133,120		168,617	0	n/a	120%
2029	193,619	0		0	193,619		362,236	0	n/a	113%
2030	205,476	208,250		208,250	(2,774)		359,462	0	99%	113%
2031	205,476	208,250		208,250	(2,774)		356,688	0	99%	107%
2032	218,045	213,250		213,250	4,795		361,483	0	102%	107%
2033	218,045	213,000		213,000	5,045		366,527	0	102%	100%
2034	231,367	227,750		227,750	3,617		370,145	0	102%	100%
2035	231,367	226,750		226,750	4,617		374,762	0	102%	94%
2036	245,489	240,750	0	240,750	4,739	379,501	0	0	102%	169%
2037	245,489	Refunded	241,850	241,850	3,639		0	3,639	102%	159%
2038	260,459		256,250	256,250	4,209		0	4,209	102%	158%
2039	260,459		260,200	260,200	259		0	259	100%	148%
2040	276,326		274,000	274,000	2,326		0	2,326	101%	147%
2041	276,326		272,350	272,350	3,976		0	3,976	101%	137%
2042	293,146		290,700	290,700	2,446		0	2,446	101%	136%
2043	293,146		288,450	288,450	4,696		0	4,696	102%	127%
2044	310,975		306,200	306,200	4,775		0	4,775	102%	126%
2045	310,975		308,350	308,350	2,625		0	2,625	101%	116%
2046	329,873		325,350	325,350	4,523		0	4,523	101%	115%
2047	329,873		326,750	326,750	3,123		0	3,123	101%	106%
2048	349,905		348,000	348,000	1,905		0	1,905	101%	104%
2049	349,905		348,500	348,500	1,405		0	1,405	100%	95%
2050	371,140		368,850	368,850	2,290		0	2,290	101%	93%
2051	371,140		368,450	368,450	2,690		0	2,690	101%	85%
2052	393,648		392,900	392,900	748		0	748	100%	82%
2053	393,648		391,450	391,450	2,198		0	2,198	101%	74%
2054	417,507		414,850	414,850	2,657		0	2,657	101%	71%
2055	417,507		417,350	417,350	157		0	157	100%	63%
2056	442,797		439,550	439,550	3,247		0	3,247	101%	60%
2057	442,797		440,850	440,850	1,947		0	1,947	100%	53%
2058	469,605		466,850	466,850	2,755		0	2,755	101%	49%
2059	469,605		466,800	466,800	2,805		0	2,805	101%	42%
2060	498,022		496,450	496,450	1,572		0	1,572	100%	38%
2061	498,022		494,900	494,900	3,122		0	3,122	101%	31%
2062	528,143		528,050	528,050	93		0	93	100%	27%
2063	528,143		524,850	524,850	3,293		0	3,293	101%	21%
2064	560,072		556,350	556,350	3,722		0	3,722	101%	16%
2065	560,072		556,500	556,500	3,572		0	3,572	101%	10%
2066	593,916		590,200	590,200	3,716		0	3,716	101%	0%
Total	13,760,143	1,538,000	11,762,150	13,300,150	459,993	379,501		80,492		

Miller Downs Metropolitan District
Revenue

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy	O&M Mill Levy Collections	Specific Ownership Taxes	County Treasurer Fee	Revenue Available for Operations
		10.000 Cap	99.50%	6.00%	1.50%	
2025	0	0.000	0	0	0	0
2026	0	10.000	0	0	0	0
2027	680,750	10.000	6,773	406	(102)	7,078
2028	2,393,739	10.000	23,818	1,429	(357)	24,889
2029	3,461,755	10.000	34,444	2,067	(517)	35,994
2030	3,681,900	10.000	36,635	2,198	(550)	38,283
2031	3,670,245	10.000	36,519	2,191	(548)	38,162
2032	3,903,621	10.000	38,841	2,330	(583)	40,589
2033	3,891,291	10.000	38,718	2,323	(581)	40,461
2034	4,138,693	10.000	41,180	2,471	(618)	43,033
2035	4,125,647	10.000	41,050	2,463	(616)	42,897
2036	4,387,919	10.000	43,660	2,620	(655)	45,624
2037	4,374,116	10.000	43,522	2,611	(653)	45,481
2038	4,652,151	10.000	46,289	2,777	(694)	48,372
2039	4,637,547	10.000	46,144	2,769	(692)	48,220
2040	4,932,292	10.000	49,076	2,945	(736)	51,285
2041	4,916,841	10.000	48,923	2,935	(734)	51,124
2042	5,229,300	10.000	52,032	3,122	(780)	54,373
2043	5,212,953	10.000	51,869	3,112	(778)	54,203
2044	5,544,191	10.000	55,165	3,310	(827)	57,647
2045	5,526,895	10.000	54,993	3,300	(825)	57,467
2046	5,878,041	10.000	58,487	3,509	(877)	61,118
2047	5,859,742	10.000	58,304	3,498	(875)	60,928
2048	6,231,992	10.000	62,008	3,720	(930)	64,799
2049	6,212,631	10.000	61,816	3,709	(927)	64,597
2050	6,607,253	10.000	65,742	3,945	(986)	68,701
2051	6,586,769	10.000	65,538	3,932	(983)	68,488
2052	7,005,108	10.000	69,701	4,182	(1,046)	72,837
2053	6,983,435	10.000	69,485	4,169	(1,042)	72,612
2054	7,426,916	10.000	73,898	4,434	(1,108)	77,223
2055	7,403,986	10.000	73,670	4,420	(1,105)	76,985
2056	7,874,120	10.000	78,347	4,701	(1,175)	81,873
2057	7,849,860	10.000	78,106	4,686	(1,172)	81,621
2058	8,348,249	10.000	83,065	4,984	(1,246)	86,803
2059	8,322,580	10.000	82,810	4,969	(1,242)	86,536
2060	8,850,922	10.000	88,067	5,284	(1,321)	92,030
2061	8,823,765	10.000	87,796	5,268	(1,317)	91,747
2062	9,383,860	10.000	93,369	5,602	(1,401)	97,571
2063	9,355,127	10.000	93,084	5,585	(1,396)	97,272
2064	9,948,883	10.000	98,991	5,939	(1,485)	103,446
2065	9,918,483	10.000	98,689	5,921	(1,480)	103,130
2066	10,547,922	10.000	104,952	6,297	(1,574)	109,675
Total			2,435,576	146,135	(36,534)	2,545,177

SOURCES AND USES OF FUNDS

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

#### GENERAL OBLIGATION BONDS, SERIES 2026

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2026 |
| Delivery Date | 12/01/2026 |

#### *Sources:*

|                |              |
|----------------|--------------|
| Bond Proceeds: |              |
| Par Amount     | 4,165,000.00 |
|                | <hr/>        |
|                | 4,165,000.00 |
|                | <hr/>        |

#### *Uses:*

|                           |              |
|---------------------------|--------------|
| Project Fund Deposits:    |              |
| Project Fund              | 2,774,647.92 |
| Other Fund Deposits:      |              |
| Capitalized Interest Fund | 624,750.00   |
| Debt Service Reserve Fund | <hr/>        |
|                           | 382,302.08   |
|                           | 1,007,052.08 |
| Cost of Issuance:         |              |
| Cost of Issuance          | 300,000.00   |
| Delivery Date Expenses:   |              |
| Underwriter's Discount    | 83,300.00    |
|                           | <hr/>        |
|                           | 4,165,000.00 |
|                           | <hr/>        |

## BOND SUMMARY STATISTICS

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION BONDS, SERIES 2026

Dated Date	12/01/2026
Delivery Date	12/01/2026
Last Maturity	12/01/2056
Arbitrage Yield	5.062500%
True Interest Cost (TIC)	5.214891%
Net Interest Cost (NIC)	5.083130%
All-In TIC	5.804584%
Average Coupon	5.000000%
Average Life (years)	24.059
Duration of Issue (years)	13.881
Par Amount	4,165,000.00
Bond Proceeds	4,165,000.00
Total Interest	5,010,250.00
Net Interest	5,093,550.00
Total Debt Service	9,175,250.00
Maximum Annual Debt Service	824,250.00
Average Annual Debt Service	305,841.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

<i>Bond Component</i>	<i>Par Value</i>	<i>Price</i>	<i>Average Coupon</i>	<i>Average Life</i>
Term Bond Due 2056	4,165,000.00	100.000	5.000%	24.059
	4,165,000.00			24.059

	<i>TIC</i>	<i>All-In TIC</i>	<i>Arbitrage Yield</i>
Par Value	4,165,000.00	4,165,000.00	4,165,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-83,300.00	-83,300.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	4,081,700.00	3,781,700.00	4,165,000.00
Target Date	12/01/2026	12/01/2026	12/01/2026
Yield	5.214891%	5.804584%	5.062500%

BOND PRICING

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2026

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2056:   |                          |               |             |              |              |
|                       | 12/01/2027               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2028               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2029               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2030               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2031               |               | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2032               | 5,000         | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2033               | 5,000         | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2034               | 20,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2035               | 20,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2036               | 35,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2037               | 40,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2038               | 55,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2039               | 60,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2040               | 75,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2041               | 80,000        | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2042               | 100,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2043               | 105,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2044               | 130,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2045               | 135,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2046               | 160,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2047               | 170,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2048               | 200,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2049               | 210,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2050               | 240,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2051               | 250,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2052               | 285,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2053               | 300,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2054               | 340,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2055               | 360,000       | 5.000%      | 5.000%       | 100.000      |
|                       | 12/01/2056               | 785,000       | 5.000%      | 5.000%       | 100.000      |
|                       |                          | 4,165,000     |             |              |              |

|                         |              |             |
|-------------------------|--------------|-------------|
| Dated Date              | 12/01/2026   |             |
| Delivery Date           | 12/01/2026   |             |
| First Coupon            | 06/01/2027   |             |
| Par Amount              | 4,165,000.00 |             |
| Original Issue Discount |              |             |
| Production              | 4,165,000.00 | 100.000000% |
| Underwriter's Discount  | -83,300.00   | -2.000000%  |
| Purchase Price          | 4,081,700.00 | 98.000000%  |
| Accrued Interest        |              |             |
| Net Proceeds            | 4,081,700.00 |             |

---

## NET DEBT SERVICE

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION BONDS, SERIES 2026

<i>Period Ending</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2027	208,250	208,250		
12/01/2028	208,250	208,250		
12/01/2029	208,250	208,250		
12/01/2030	208,250			208,250.00
12/01/2031	208,250			208,250.00
12/01/2032	213,250			213,250.00
12/01/2033	213,000			213,000.00
12/01/2034	227,750			227,750.00
12/01/2035	226,750			226,750.00
12/01/2036	240,750			240,750.00
12/01/2037	244,000			244,000.00
12/01/2038	257,000			257,000.00
12/01/2039	259,250			259,250.00
12/01/2040	271,250			271,250.00
12/01/2041	272,500			272,500.00
12/01/2042	288,500			288,500.00
12/01/2043	288,500			288,500.00
12/01/2044	308,250			308,250.00
12/01/2045	306,750			306,750.00
12/01/2046	325,000			325,000.00
12/01/2047	327,000			327,000.00
12/01/2048	348,500			348,500.00
12/01/2049	348,500			348,500.00
12/01/2050	368,000			368,000.00
12/01/2051	366,000			366,000.00
12/01/2052	388,500			388,500.00
12/01/2053	389,250			389,250.00
12/01/2054	414,250			414,250.00
12/01/2055	417,250			417,250.00
12/01/2056	824,250		382,302.08	441,947.92
	9,175,250	624,750	382,302.08	8,168,197.92

BOND DEBT SERVICE

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2026

| <i>Period<br/>Ending</i> | <i>Principal</i> | <i>Coupon</i> | <i>Interest</i> | <i>Debt<br/>Service</i> | <i>Annual<br/>Debt<br/>Service</i> |
|--------------------------|------------------|---------------|-----------------|-------------------------|------------------------------------|
| 06/01/2027               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2027               |                  |               | 104,125         | 104,125                 | 208,250                            |
| 06/01/2028               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2028               |                  |               | 104,125         | 104,125                 | 208,250                            |
| 06/01/2029               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2029               |                  |               | 104,125         | 104,125                 | 208,250                            |
| 06/01/2030               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2030               |                  |               | 104,125         | 104,125                 | 208,250                            |
| 06/01/2031               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2031               |                  |               | 104,125         | 104,125                 | 208,250                            |
| 06/01/2032               |                  |               | 104,125         | 104,125                 |                                    |
| 12/01/2032               | 5,000            | 5.000%        | 104,125         | 109,125                 | 213,250                            |
| 06/01/2033               |                  |               | 104,000         | 104,000                 |                                    |
| 12/01/2033               | 5,000            | 5.000%        | 104,000         | 109,000                 | 213,000                            |
| 06/01/2034               |                  |               | 103,875         | 103,875                 |                                    |
| 12/01/2034               | 20,000           | 5.000%        | 103,875         | 123,875                 | 227,750                            |
| 06/01/2035               |                  |               | 103,375         | 103,375                 |                                    |
| 12/01/2035               | 20,000           | 5.000%        | 103,375         | 123,375                 | 226,750                            |
| 06/01/2036               |                  |               | 102,875         | 102,875                 |                                    |
| 12/01/2036               | 35,000           | 5.000%        | 102,875         | 137,875                 | 240,750                            |
| 06/01/2037               |                  |               | 102,000         | 102,000                 |                                    |
| 12/01/2037               | 40,000           | 5.000%        | 102,000         | 142,000                 | 244,000                            |
| 06/01/2038               |                  |               | 101,000         | 101,000                 |                                    |
| 12/01/2038               | 55,000           | 5.000%        | 101,000         | 156,000                 | 257,000                            |
| 06/01/2039               |                  |               | 99,625          | 99,625                  |                                    |
| 12/01/2039               | 60,000           | 5.000%        | 99,625          | 159,625                 | 259,250                            |
| 06/01/2040               |                  |               | 98,125          | 98,125                  |                                    |
| 12/01/2040               | 75,000           | 5.000%        | 98,125          | 173,125                 | 271,250                            |
| 06/01/2041               |                  |               | 96,250          | 96,250                  |                                    |
| 12/01/2041               | 80,000           | 5.000%        | 96,250          | 176,250                 | 272,500                            |
| 06/01/2042               |                  |               | 94,250          | 94,250                  |                                    |
| 12/01/2042               | 100,000          | 5.000%        | 94,250          | 194,250                 | 288,500                            |
| 06/01/2043               |                  |               | 91,750          | 91,750                  |                                    |
| 12/01/2043               | 105,000          | 5.000%        | 91,750          | 196,750                 | 288,500                            |
| 06/01/2044               |                  |               | 89,125          | 89,125                  |                                    |
| 12/01/2044               | 130,000          | 5.000%        | 89,125          | 219,125                 | 308,250                            |
| 06/01/2045               |                  |               | 85,875          | 85,875                  |                                    |
| 12/01/2045               | 135,000          | 5.000%        | 85,875          | 220,875                 | 306,750                            |
| 06/01/2046               |                  |               | 82,500          | 82,500                  |                                    |
| 12/01/2046               | 160,000          | 5.000%        | 82,500          | 242,500                 | 325,000                            |
| 06/01/2047               |                  |               | 78,500          | 78,500                  |                                    |
| 12/01/2047               | 170,000          | 5.000%        | 78,500          | 248,500                 | 327,000                            |
| 06/01/2048               |                  |               | 74,250          | 74,250                  |                                    |
| 12/01/2048               | 200,000          | 5.000%        | 74,250          | 274,250                 | 348,500                            |
| 06/01/2049               |                  |               | 69,250          | 69,250                  |                                    |
| 12/01/2049               | 210,000          | 5.000%        | 69,250          | 279,250                 | 348,500                            |
| 06/01/2050               |                  |               | 64,000          | 64,000                  |                                    |
| 12/01/2050               | 240,000          | 5.000%        | 64,000          | 304,000                 | 368,000                            |
| 06/01/2051               |                  |               | 58,000          | 58,000                  |                                    |
| 12/01/2051               | 250,000          | 5.000%        | 58,000          | 308,000                 | 366,000                            |
| 06/01/2052               |                  |               | 51,750          | 51,750                  |                                    |
| 12/01/2052               | 285,000          | 5.000%        | 51,750          | 336,750                 | 388,500                            |
| 06/01/2053               |                  |               | 44,625          | 44,625                  |                                    |
| 12/01/2053               | 300,000          | 5.000%        | 44,625          | 344,625                 | 389,250                            |
| 06/01/2054               |                  |               | 37,125          | 37,125                  |                                    |
| 12/01/2054               | 340,000          | 5.000%        | 37,125          | 377,125                 | 414,250                            |
| 06/01/2055               |                  |               | 28,625          | 28,625                  |                                    |
| 12/01/2055               | 360,000          | 5.000%        | 28,625          | 388,625                 | 417,250                            |
| 06/01/2056               |                  |               | 19,625          | 19,625                  |                                    |
| 12/01/2056               | 785,000          | 5.000%        | 19,625          | 804,625                 | 824,250                            |
|                          | 4,165,000        |               | 5,010,250       | 9,175,250               | 9,175,250                          |

---

## CALL PROVISIONS

MILLER DOWNS METROPOLITAN DISTRICT  
El Paso County, Colorado

~~~

GENERAL OBLIGATION BONDS, SERIES 2026

Call Table: CALL

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

BOND SOLUTION

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

### GENERAL OBLIGATION BONDS, SERIES 2026

| <i>Period<br/>Ending</i> | <i>Proposed<br/>Principal</i> | <i>Proposed<br/>Debt Service</i> | <i>Debt Service<br/>Adjustments</i> | <i>Total Adj<br/>Debt Service</i> | <i>Revenue<br/>Constraints</i> | <i>Unused<br/>Revenues</i> | <i>Debt Service<br/>Coverage</i> |
|--------------------------|-------------------------------|----------------------------------|-------------------------------------|-----------------------------------|--------------------------------|----------------------------|----------------------------------|
| 12/01/2027               |                               | 208,250                          | -208,250                            |                                   | 35,497                         | 35,497                     |                                  |
| 12/01/2028               |                               | 208,250                          | -208,250                            |                                   | 133,120                        | 133,120                    |                                  |
| 12/01/2029               |                               | 208,250                          | -208,250                            |                                   | 193,619                        | 193,619                    |                                  |
| 12/01/2030               |                               | 208,250                          |                                     | 208,250                           | 205,476                        | -2,774                     | 98.67%                           |
| 12/01/2031               |                               | 208,250                          |                                     | 208,250                           | 205,476                        | -2,774                     | 98.67%                           |
| 12/01/2032               | 5,000                         | 213,250                          |                                     | 213,250                           | 218,045                        | 4,795                      | 102.25%                          |
| 12/01/2033               | 5,000                         | 213,000                          |                                     | 213,000                           | 218,045                        | 5,045                      | 102.37%                          |
| 12/01/2034               | 20,000                        | 227,750                          |                                     | 227,750                           | 231,367                        | 3,617                      | 101.59%                          |
| 12/01/2035               | 20,000                        | 226,750                          |                                     | 226,750                           | 231,367                        | 4,617                      | 102.04%                          |
| 12/01/2036               | 35,000                        | 240,750                          |                                     | 240,750                           | 245,489                        | 4,739                      | 101.97%                          |
| 12/01/2037               | 40,000                        | 244,000                          |                                     | 244,000                           | 245,489                        | 1,489                      | 100.61%                          |
| 12/01/2038               | 55,000                        | 257,000                          |                                     | 257,000                           | 260,459                        | 3,459                      | 101.35%                          |
| 12/01/2039               | 60,000                        | 259,250                          |                                     | 259,250                           | 260,459                        | 1,209                      | 100.47%                          |
| 12/01/2040               | 75,000                        | 271,250                          |                                     | 271,250                           | 276,326                        | 5,076                      | 101.87%                          |
| 12/01/2041               | 80,000                        | 272,500                          |                                     | 272,500                           | 276,326                        | 3,826                      | 101.40%                          |
| 12/01/2042               | 100,000                       | 288,500                          |                                     | 288,500                           | 293,146                        | 4,646                      | 101.61%                          |
| 12/01/2043               | 105,000                       | 288,500                          |                                     | 288,500                           | 293,146                        | 4,646                      | 101.61%                          |
| 12/01/2044               | 130,000                       | 308,250                          |                                     | 308,250                           | 310,975                        | 2,725                      | 100.88%                          |
| 12/01/2045               | 135,000                       | 306,750                          |                                     | 306,750                           | 310,975                        | 4,225                      | 101.38%                          |
| 12/01/2046               | 160,000                       | 325,000                          |                                     | 325,000                           | 329,873                        | 4,873                      | 101.50%                          |
| 12/01/2047               | 170,000                       | 327,000                          |                                     | 327,000                           | 329,873                        | 2,873                      | 100.88%                          |
| 12/01/2048               | 200,000                       | 348,500                          |                                     | 348,500                           | 349,905                        | 1,405                      | 100.40%                          |
| 12/01/2049               | 210,000                       | 348,500                          |                                     | 348,500                           | 349,905                        | 1,405                      | 100.40%                          |
| 12/01/2050               | 240,000                       | 368,000                          |                                     | 368,000                           | 371,140                        | 3,140                      | 100.85%                          |
| 12/01/2051               | 250,000                       | 366,000                          |                                     | 366,000                           | 371,140                        | 5,140                      | 101.40%                          |
| 12/01/2052               | 285,000                       | 388,500                          |                                     | 388,500                           | 393,648                        | 5,148                      | 101.33%                          |
| 12/01/2053               | 300,000                       | 389,250                          |                                     | 389,250                           | 393,648                        | 4,398                      | 101.13%                          |
| 12/01/2054               | 340,000                       | 414,250                          |                                     | 414,250                           | 417,507                        | 3,257                      | 100.79%                          |
| 12/01/2055               | 360,000                       | 417,250                          |                                     | 417,250                           | 417,507                        | 257                        | 100.06%                          |
| 12/01/2056               | 785,000                       | 824,250                          | -382,302                            | 441,948                           | 442,797                        | 850                        | 100.19%                          |
|                          | 4,165,000                     | 9,175,250                        | -1,007,052                          | 8,168,198                         | 8,611,746                      | 443,548                    |                                  |

---

## SOURCES AND USES OF FUNDS

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

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

Sources:

Bond Proceeds:	
Par Amount	7,395,000.00
Other Sources of Funds:	
Reserve Fund	382,302.08
Surplus Fund	379,501.00
	<u>761,803.08</u>
	<u>8,156,803.08</u>

Uses:

Project Fund Deposits:	
Project Fund	3,358,828.08
Refunding Escrow Deposits:	
Cash Deposit	4,080,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	481,000.00
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	36,975.00
	<u>8,156,803.08</u>

BOND SUMMARY STATISTICS

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

|                                 |               |
|---------------------------------|---------------|
| Dated Date                      | 12/01/2036    |
| Delivery Date                   | 12/01/2036    |
| Last Maturity                   | 12/01/2066    |
| Arbitrage Yield                 | 3.022500%     |
| True Interest Cost (TIC)        | 3.055304%     |
| Net Interest Cost (NIC)         | 3.022880%     |
| All-In TIC                      | 3.236792%     |
| Average Coupon                  | 3.000000%     |
| Average Life (years)            | 21.853        |
| Duration of Issue (years)       | 15.732        |
| Par Amount                      | 7,395,000.00  |
| Bond Proceeds                   | 7,395,000.00  |
| Total Interest                  | 4,848,150.00  |
| Net Interest                    | 4,885,125.00  |
| Total Debt Service              | 12,243,150.00 |
| Maximum Annual Debt Service     | 1,071,200.00  |
| Average Annual Debt Service     | 408,105.00    |
| 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 2066    | 7,395,000.00     | 100.000      | 3.000%                | 21.853              |
|                       | 7,395,000.00     |              |                       | 21.853              |

|                            | <i>TIC</i>   | <i>All-In TIC</i> | <i>Arbitrage Yield</i> |
|----------------------------|--------------|-------------------|------------------------|
| Par Value                  | 7,395,000.00 | 7,395,000.00      | 7,395,000.00           |
| + Accrued Interest         |              |                   |                        |
| + Premium (Discount)       |              |                   |                        |
| - Underwriter's Discount   | -36,975.00   | -36,975.00        |                        |
| - Cost of Issuance Expense |              | -200,000.00       |                        |
| - Other Amounts            |              |                   |                        |
| Target Value               | 7,358,025.00 | 7,158,025.00      | 7,395,000.00           |
| Target Date                | 12/01/2036   | 12/01/2036        | 12/01/2036             |
| Yield                      | 3.055304%    | 3.236792%         | 3.022500%              |

---

## BOND PRICING

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 2066:					
	12/01/2037	20,000	3.000%	3.000%	100.000
	12/01/2038	35,000	3.000%	3.000%	100.000
	12/01/2039	40,000	3.000%	3.000%	100.000
	12/01/2040	55,000	3.000%	3.000%	100.000
	12/01/2041	55,000	3.000%	3.000%	100.000
	12/01/2042	75,000	3.000%	3.000%	100.000
	12/01/2043	75,000	3.000%	3.000%	100.000
	12/01/2044	95,000	3.000%	3.000%	100.000
	12/01/2045	100,000	3.000%	3.000%	100.000
	12/01/2046	120,000	3.000%	3.000%	100.000
	12/01/2047	125,000	3.000%	3.000%	100.000
	12/01/2048	150,000	3.000%	3.000%	100.000
	12/01/2049	155,000	3.000%	3.000%	100.000
	12/01/2050	180,000	3.000%	3.000%	100.000
	12/01/2051	185,000	3.000%	3.000%	100.000
	12/01/2052	215,000	3.000%	3.000%	100.000
	12/01/2053	220,000	3.000%	3.000%	100.000
	12/01/2054	250,000	3.000%	3.000%	100.000
	12/01/2055	260,000	3.000%	3.000%	100.000
	12/01/2056	290,000	3.000%	3.000%	100.000
	12/01/2057	300,000	3.000%	3.000%	100.000
	12/01/2058	335,000	3.000%	3.000%	100.000
	12/01/2059	345,000	3.000%	3.000%	100.000
	12/01/2060	385,000	3.000%	3.000%	100.000
	12/01/2061	395,000	3.000%	3.000%	100.000
	12/01/2062	440,000	3.000%	3.000%	100.000
	12/01/2063	450,000	3.000%	3.000%	100.000
	12/01/2064	495,000	3.000%	3.000%	100.000
	12/01/2065	510,000	3.000%	3.000%	100.000
	12/01/2066	1,040,000	3.000%	3.000%	100.000
		7,395,000			

Dated Date	12/01/2036	
Delivery Date	12/01/2036	
First Coupon	06/01/2037	
Par Amount	7,395,000.00	
Original Issue Discount		
Production	7,395,000.00	100.000000%
Underwriter's Discount	-36,975.00	-0.500000%
Purchase Price	7,358,025.00	99.500000%
Accrued Interest		
Net Proceeds	7,358,025.00	

NET DEBT SERVICE

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

| <i>Period<br/>Ending</i> | <i>Total<br/>Debt Service</i> | <i>Debt Service<br/>Reserve Fund</i> | <i>Net<br/>Debt Service</i> |
|--------------------------|-------------------------------|--------------------------------------|-----------------------------|
| 12/01/2037               | 241,850                       |                                      | 241,850                     |
| 12/01/2038               | 256,250                       |                                      | 256,250                     |
| 12/01/2039               | 260,200                       |                                      | 260,200                     |
| 12/01/2040               | 274,000                       |                                      | 274,000                     |
| 12/01/2041               | 272,350                       |                                      | 272,350                     |
| 12/01/2042               | 290,700                       |                                      | 290,700                     |
| 12/01/2043               | 288,450                       |                                      | 288,450                     |
| 12/01/2044               | 306,200                       |                                      | 306,200                     |
| 12/01/2045               | 308,350                       |                                      | 308,350                     |
| 12/01/2046               | 325,350                       |                                      | 325,350                     |
| 12/01/2047               | 326,750                       |                                      | 326,750                     |
| 12/01/2048               | 348,000                       |                                      | 348,000                     |
| 12/01/2049               | 348,500                       |                                      | 348,500                     |
| 12/01/2050               | 368,850                       |                                      | 368,850                     |
| 12/01/2051               | 368,450                       |                                      | 368,450                     |
| 12/01/2052               | 392,900                       |                                      | 392,900                     |
| 12/01/2053               | 391,450                       |                                      | 391,450                     |
| 12/01/2054               | 414,850                       |                                      | 414,850                     |
| 12/01/2055               | 417,350                       |                                      | 417,350                     |
| 12/01/2056               | 439,550                       |                                      | 439,550                     |
| 12/01/2057               | 440,850                       |                                      | 440,850                     |
| 12/01/2058               | 466,850                       |                                      | 466,850                     |
| 12/01/2059               | 466,800                       |                                      | 466,800                     |
| 12/01/2060               | 496,450                       |                                      | 496,450                     |
| 12/01/2061               | 494,900                       |                                      | 494,900                     |
| 12/01/2062               | 528,050                       |                                      | 528,050                     |
| 12/01/2063               | 524,850                       |                                      | 524,850                     |
| 12/01/2064               | 556,350                       |                                      | 556,350                     |
| 12/01/2065               | 556,500                       |                                      | 556,500                     |
| 12/01/2066               | 1,071,200                     | 481,000                              | 590,200                     |
|                          | 12,243,150                    | 481,000                              | 11,762,150                  |

---

## BOND DEBT SERVICE

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
06/01/2037			110,925	110,925	
12/01/2037	20,000	3.000%	110,925	130,925	241,850
06/01/2038			110,625	110,625	
12/01/2038	35,000	3.000%	110,625	145,625	256,250
06/01/2039			110,100	110,100	
12/01/2039	40,000	3.000%	110,100	150,100	260,200
06/01/2040			109,500	109,500	
12/01/2040	55,000	3.000%	109,500	164,500	274,000
06/01/2041			108,675	108,675	
12/01/2041	55,000	3.000%	108,675	163,675	272,350
06/01/2042			107,850	107,850	
12/01/2042	75,000	3.000%	107,850	182,850	290,700
06/01/2043			106,725	106,725	
12/01/2043	75,000	3.000%	106,725	181,725	288,450
06/01/2044			105,600	105,600	
12/01/2044	95,000	3.000%	105,600	200,600	306,200
06/01/2045			104,175	104,175	
12/01/2045	100,000	3.000%	104,175	204,175	308,350
06/01/2046			102,675	102,675	
12/01/2046	120,000	3.000%	102,675	222,675	325,350
06/01/2047			100,875	100,875	
12/01/2047	125,000	3.000%	100,875	225,875	326,750
06/01/2048			99,000	99,000	
12/01/2048	150,000	3.000%	99,000	249,000	348,000
06/01/2049			96,750	96,750	
12/01/2049	155,000	3.000%	96,750	251,750	348,500
06/01/2050			94,425	94,425	
12/01/2050	180,000	3.000%	94,425	274,425	368,850
06/01/2051			91,725	91,725	
12/01/2051	185,000	3.000%	91,725	276,725	368,450
06/01/2052			88,950	88,950	
12/01/2052	215,000	3.000%	88,950	303,950	392,900
06/01/2053			85,725	85,725	
12/01/2053	220,000	3.000%	85,725	305,725	391,450
06/01/2054			82,425	82,425	
12/01/2054	250,000	3.000%	82,425	332,425	414,850
06/01/2055			78,675	78,675	
12/01/2055	260,000	3.000%	78,675	338,675	417,350
06/01/2056			74,775	74,775	
12/01/2056	290,000	3.000%	74,775	364,775	439,550
06/01/2057			70,425	70,425	
12/01/2057	300,000	3.000%	70,425	370,425	440,850
06/01/2058			65,925	65,925	
12/01/2058	335,000	3.000%	65,925	400,925	466,850
06/01/2059			60,900	60,900	
12/01/2059	345,000	3.000%	60,900	405,900	466,800
06/01/2060			55,725	55,725	
12/01/2060	385,000	3.000%	55,725	440,725	496,450
06/01/2061			49,950	49,950	
12/01/2061	395,000	3.000%	49,950	444,950	494,900
06/01/2062			44,025	44,025	
12/01/2062	440,000	3.000%	44,025	484,025	528,050
06/01/2063			37,425	37,425	
12/01/2063	450,000	3.000%	37,425	487,425	524,850
06/01/2064			30,675	30,675	
12/01/2064	495,000	3.000%	30,675	525,675	556,350
06/01/2065			23,250	23,250	
12/01/2065	510,000	3.000%	23,250	533,250	556,500
06/01/2066			15,600	15,600	
12/01/2066	1,040,000	3.000%	15,600	1,055,600	1,071,200
	7,395,000		4,848,150	12,243,150	12,243,150

CALL PROVISIONS

MILLER DOWNS METROPOLITAN DISTRICT
El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

**Call Table: CALL**

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

---

## SUMMARY OF BONDS REFUNDED

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

<i>Bond</i>	<i>Maturity Date</i>	<i>Interest Rate</i>	<i>Par Amount</i>	<i>Call Date</i>	<i>Call Price</i>
Series 2026, 26, TERM56:	12/01/2056	5.000%	4,080,000	12/01/2036	100.000
			4,080,000		

ESCROW REQUIREMENTS

MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

#### GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

| <i>Period<br/>Ending</i> | <i>Principal<br/>Redeemed</i> | <i>Total</i> |
|--------------------------|-------------------------------|--------------|
| 12/01/2036               | 4,080,000                     | 4,080,000.00 |
|                          | 4,080,000                     | 4,080,000.00 |

---

## BOND SOLUTION

### MILLER DOWNS METROPOLITAN DISTRICT El Paso County, Colorado

~~~

GENERAL OBLIGATION REFUNDING BONDS, SERIES 2036

<i>Period Ending</i>	<i>Proposed Principal</i>	<i>Proposed Debt Service</i>	<i>Debt Service Adjustments</i>	<i>Total Adj Debt Service</i>	<i>Revenue Constraints</i>	<i>Unused Revenues</i>	<i>Debt Service Coverage</i>
12/01/2037	20,000	241,850		241,850	245,489	3,639	101.50%
12/01/2038	35,000	256,250		256,250	260,459	4,209	101.64%
12/01/2039	40,000	260,200		260,200	260,459	259	100.10%
12/01/2040	55,000	274,000		274,000	276,326	2,326	100.85%
12/01/2041	55,000	272,350		272,350	276,326	3,976	101.46%
12/01/2042	75,000	290,700		290,700	293,146	2,446	100.84%
12/01/2043	75,000	288,450		288,450	293,146	4,696	101.63%
12/01/2044	95,000	306,200		306,200	310,975	4,775	101.56%
12/01/2045	100,000	308,350		308,350	310,975	2,625	100.85%
12/01/2046	120,000	325,350		325,350	329,873	4,523	101.39%
12/01/2047	125,000	326,750		326,750	329,873	3,123	100.96%
12/01/2048	150,000	348,000		348,000	349,905	1,905	100.55%
12/01/2049	155,000	348,500		348,500	349,905	1,405	100.40%
12/01/2050	180,000	368,850		368,850	371,140	2,290	100.62%
12/01/2051	185,000	368,450		368,450	371,140	2,690	100.73%
12/01/2052	215,000	392,900		392,900	393,648	748	100.19%
12/01/2053	220,000	391,450		391,450	393,648	2,198	100.56%
12/01/2054	250,000	414,850		414,850	417,507	2,657	100.64%
12/01/2055	260,000	417,350		417,350	417,507	157	100.04%
12/01/2056	290,000	439,550		439,550	442,797	3,247	100.74%
12/01/2057	300,000	440,850		440,850	442,797	1,947	100.44%
12/01/2058	335,000	466,850		466,850	469,605	2,755	100.59%
12/01/2059	345,000	466,800		466,800	469,605	2,805	100.60%
12/01/2060	385,000	496,450		496,450	498,022	1,572	100.32%
12/01/2061	395,000	494,900		494,900	498,022	3,122	100.63%
12/01/2062	440,000	528,050		528,050	528,143	93	100.02%
12/01/2063	450,000	524,850		524,850	528,143	3,293	100.63%
12/01/2064	495,000	556,350		556,350	560,072	3,722	100.67%
12/01/2065	510,000	556,500		556,500	560,072	3,572	100.64%
12/01/2066	1,040,000	1,071,200	-481,000	590,200	593,916	3,716	100.63%
	7,395,000	12,243,150	-481,000	11,762,150	11,842,641	80,491	

EXHIBIT E

Description of Permitted Services to be Provided by the District

<u>Description of Services</u>	<u>IGA Required (Yes or No)</u>
Maintenance of Storm Drains and Storm Sewer	No
Maintenance of Streets	No
Maintenance of Traffic Signals	No
Maintenance of Trails, Bridges, Parks and Open Space	No
Maintenance of Detention Ponds	No
Maintenance of Landscaping	No
Maintenance of Area Lighting	No