



614 N. Tejon Street
Colorado Springs, Colorado 80903

Notable Changes to Amended Service Plan

- Maximum operating mill levy cap
 - The maximum mill levy cap will not change
 - The previous service plan allowed the 20 mills only after residents are in control of the Board
 - Residents will pay, even in the 10 mill window, the total operating through the mill levy and a monthly fee
 - Moving to the proposed mill levy will not change the impact on the homeowner's total cost
- Maximum debt mill levy cap increased from 30 mills to 50 mills
 - This will allow the developer's capital stack to build the project to include less interest payments and result in more competitive and affordable pricing for units.
- Interest rate cap for privately placed debt to increase no more than 400 basis points above the index rate
 - Finance plan reflects this restriction
- Updated model service plan includes updated and reformatted policies
- Allows the option to “pre-authorize” future debt issuance at time of district approval
 - We are asking for this approval
- Updated website requirements to match city policy
 - In place already
- Reflects new state requirement for metropolitan district annual reports
- No longer includes a disclosure exhibit

Retained Language/Key Factors

- Maximum 40-year debt mill levy imposition term for residential districts
- There are still no “end user debt service fees”
- No eminent domain without Council approval