

SERVICE PLAN
FOR
LAFFERTY CANYON METROPOLITAN DISTRICT
TOWN OF ERIE, COLORADO

PREPARED

BY

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I. INTRODUCTION

A. Purpose and Intent. The District is an independent unit of local government, separate and distinct from the Town. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated constituents and taxpayers of the District. The primary purpose of the District will be to finance the construction of these Public Improvements.

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

C. Objective of the Town. The Town's objective in approving the Service Plan for the District is to authorize the District to provide for the planning, design, acquisition, construction, installation, financing, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the District. All Debt is expected to be repaid by taxes imposed and collected for no longer than the Maximum Debt Mill Levy Imposition Term and at a tax mill levy no higher than the Maximum Debt Mill Levy, or repaid by Fees as limited by Section V.A.6.

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

Unless the District has operational responsibilities for any of the Public Improvements, it is the intent of the District to dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt, or upon the occurrence of an event specified in Section 32-1-701(2) or (3), C.R.S.

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

II. DEFINITIONS

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

Board: means the Board of Directors of District.

Board of Trustees: means the Board of Trustees of the Town of Erie, Colorado.

Bond, Bonds or Debt: means any bonds, notes, debentures, certificates, contracts, capital leases or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy or to collect Fee revenue.

District: means the Lafferty Canyon Metropolitan District.

District Boundaries: means the boundaries of the area described on Exhibit A and depicted on the District Boundary Map.

District Boundary Map: means the map attached hereto as Exhibit C, describing the District Boundaries.

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

Financial Plan: means the Financial Plan attached hereto as Exhibit E and 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 revenue and expenses.

Market Issued Debt: means Debt which is underwritten by an underwriter or investment banker listed in the Bond Buyer's Municipal Market Place (also known as the Redbook).

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

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy as set forth in Section VI.F.

Municipal Advisor: means any person (who is not a municipal entity or an employee of a municipal entity) that provides advice to or on behalf of a municipal entity or obligated person with respect to municipal financial products or the issuance of municipal securities, or that undertakes a solicitation of a municipal entity or obligated person. Said person shall be registered under Section 15B of the Securities Exchange Act of 1934, as amended from time to time.

Official Development Plan: means an Official Development Plan as approved by the Town pursuant to the Town Code.

Privately Placed Debt: means Debt which is sold or placed directly with an investor, without being underwritten by an underwriter or investment banker.

Project: means the development or property commonly referred to as Canyon Creek.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally

described in the Special District Act, except as specifically limited in Section V that benefit the District Boundaries and serve the future taxpayers and inhabitants of the District Boundaries as determined by the Board of the District.

Service Plan: means this service plan for the District approved by the Board of Trustees.

Service Plan Amendment: means an amendment to the Service Plan approved by the Board of Trustees in accordance with the Town's ordinance and the applicable state law.

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

State: means the State of Colorado.

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

Town: means the Town of Erie, Colorado.

Town Code: means the Erie Municipal Code.

III. BOUNDARIES

The area of the District Boundaries includes approximately 109.622 acres. A legal description of the District Boundaries is attached hereto as Exhibit A and a legal description. A map of the District Boundaries is attached hereto as Exhibit C. A vicinity map is attached hereto as Exhibit B.

IV. PROPOSED LAND USE, POPULATION PROJECTIONS, ASSESSED VALUATION

The District Boundaries consist of approximately 109.622 acres of residential land. The current assessed valuation of the District Boundaries is \$0.00 and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately 944 people.

Approval of this Service Plan shall not bind the Town in any way relating to the review and consideration of land use applications within the District.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the District and Service Plan Amendment.

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

1. Operations and Maintenance Limitation. The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop, finance, own, operate, and maintain the Public Improvements. The District shall dedicate the Public Improvements to the Town or other appropriate jurisdiction or owners association in a manner consistent with the Official Development Plan and other rules and regulations of the Town and applicable provisions of the Town Code. The District shall be authorized to own, operate and maintain Public Improvements not otherwise required to be dedicated to the Town or other public entity, including, without limitation street improvements (including roads, curbs, gutters, culverts, sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements), traffic and safety controls, retaining walls, park and recreation improvements and facilities, trails, open space, landscaping, drainage improvements (including detention and retention ponds, trickle channels, and other drainage facilities), irrigation system improvements (including wells, pumps, storage facilities, and distribution facilities), and all necessary equipment and appurtenances incident thereto.

2. Use of Bond Proceeds and Other Revenues Limitation. Proceeds from the sale of Debt instruments and other revenues of the District may not be used to pay landowners within the District for any items required by annexation agreements or land use codes. Examples of ineligible reimbursements include: the acquisition of rights of way, easements, water rights, and land for prudent drainage, parkland or open space. Additionally, if the landowner/developer constructs the public infrastructure and conveys it to the District contingent upon a pledge from the District that it will issue bonds to pay the landowner/developer, prior to reimbursing the landowner/developer for such amounts, the District must receive the report of an independent engineer or accountant confirming that the amount of the reimbursement is reasonable.

3. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction. In all instances, the District will comply with applicable Town ordinances, regulations and standards including, without limitation, and to the extent necessary, execution of public improvement agreements and provision of improvements and dedication of any of the public improvements to the Town. The District will obtain the Town's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. Nothing herein requires the Town to accept the transfer of any public Improvement.

4. Debt Limitation. Prior to the issuance of any Debt, the District shall obtain the certification of a Municipal Advisor substantially as follows:

We are [I am] a Municipal Advisor within the meaning of the District's Service Plan.

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

including maturities and early redemption provisions, is reasonable considering the financial circumstances of the District.

5. Boundary Change Limitation. The District shall not include within or exclude from its boundaries any property without the prior written consent of the Town.

6. Total Debt Issuance Limitation. The District shall not issue Debt in an aggregate principal amount in excess of \$13,555,000, provided that the foregoing shall not include the principal amount of Debt which has been refunded by the issuance of refunding Debt.

7. No Rates, Fees, Charges, Assessments or Exaction. The District shall not impose any rate, fee, charge, assessment or exaction and shall not utilize any rate, fee, charge, assessment or exaction imposed by any public or private entity without written consent of the Town or as otherwise expressly authorized herein.

8. Fee Limitation. The District may impose fees to cover the costs of the provision of the following services within the District: covenant enforcement; design review services, and operation and maintenance services including without limitation landscaping and snow removal.

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

10. 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 Town.

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

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

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

Any Debt issued with a pledge or which results in a pledge that exceeds the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term, shall be deemed a material modification

of this Service Plan pursuant to Section 32-1-207, C.R.S., and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

12. Eminent Domain Powers Limitation. The District shall provide the Town with written notice prior to its exercise of the power of eminent domain.

13. Notice of Meetings. The District shall deliver to the Town Clerk a copy of written notice of every regular or special meeting of the District at least fourteen (14) business days prior to such meeting. From the time any structure built in the District has been sold to purchasers, the District shall (i) hold at least quarterly meetings of the Board, (ii) hold all meetings of the Board within Town limits in an ADA accessible facility and also enable the public and Board to participate in meetings through virtual means, and (iii) at least fourteen (14) days prior to meetings provide electronic and mailed notice to all property owners within the District notifying them of the time, date, and place of the meeting, and indicating that all residents and owners of property in the District have the right, if they are registered to vote in the State, to serve on the Board as well as the opportunity at the meeting or prior to the meeting to comment on any item on the agenda or to comment on items not on the agenda.

14. Subdistricts, 63-20 Corporations. No subdistricts shall be created by the District pursuant to Section 32-1-1101(1.5), C.R.S. The District shall not create any corporation to issue Bonds on the District's behalf.

15. Intergovernmental Agreement; Improvement Guaranty. The District shall not levy any taxes or issue any debt until they enter into an intergovernmental agreement with the Town regarding the enforcement of the provisions of this Service Plan. The form of the intergovernmental agreement is attached hereto as Exhibit G. The creation of the District shall not alter the obligation of the developer of property in the District to provide the Town with improvement guarantees pursuant to the Development Agreement entered into between the Town and the developer of property in the District.

16. Extraterritorial Service Agreement. Unless specified in this Service Plan, the District shall not enter into any extraterritorial service agreements without the prior approval by the Board of Trustees.

17. Service Plan Amendment. 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 proposed Official Development Plan 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 Official Development Plans for the property. Actions of the District which violate the limitations set forth in Sections V.A.1-14 or in Section VI shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the District.

B. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined in the Official Development Plan. A narrative and description of the Public Improvements, a general description of the District proposed role with regard to the Public Improvements, and a list of those Public Improvements that the District commits to maintain is included in Exhibit D-1. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning of the property in the District Boundaries and is approximately \$15,548,462.44, as detailed in Exhibit D-2. Depictions of the Public Improvements is attached hereto as Exhibit D-3. An estimate of the total lot development cost applicable to the Project is approximately \$32,888,043.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the Town and shall be in accordance with the requirements of the Official Development Plan. 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 Town's requirements, and construction scheduling may require. Upon approval of this Service Plan, the District will continue to develop and refine cost estimates contained herein and prepare for issuance of Debt. All cost estimates will be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates assume construction conforms to applicable local, State and Federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the planning, design, acquisition, construction, installation, relocation, financing, and redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay within the Maximum Debt Mill Levy Imposition Term from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed the total Debt issuance limitation set forth in Section V.A.5. and shall be permitted to be issued on a schedule and in such year or years as the District determines shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes to be imposed upon all taxable property of the District. Prior to issuing any Debt, the District shall deliver to the Town an opinion of nationally recognized bond counsel (acceptable to the Town Attorney) stating that the Debt satisfies the requirements of the Service Plan.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

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

C. No-Default Provisions.

Debt issued by the 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 abide by other covenants made in connection with such Debt, or (3) 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 or the Maximum Debt Mill Levy Imposition Term.

D. Eligible Bondholders.

All District Bonds or other Debt instruments, if not rated in one of its four highest rating categories by one or more nationally recognized organizations which regularly rate such obligations, must be issued in minimum denominations of \$500,000. The foregoing shall not prohibit the redemption by the District of such Debt instruments in denominations smaller than \$500,000.

E. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy the District is permitted to impose upon the taxable property in the District for Debt and shall be forty-five (45) mills; provided that if, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

F. Maximum Debt Mill Levy Imposition Term.

The District shall not impose a Debt service mill levy for more than forty (40) years after the year of the initial imposition of such Debt service mill levy unless: (1) a majority of the Board of Directors of the District imposing the mill levy are residents of the District, 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.

G. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of Debt service and for operations and maintenance. The Debt mill levy shall only be used for Debt service on Market Issued Debt or for Privately Placed Debt. It shall never be used to pay debt service on any other obligation. Specifically, Developer advances for capital outlays must be structured as Privately Placed Debt if there is a reasonable expectation that an advance will not be repaid. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy or the Maximum Debt Mill Levy Imposition Term.

H. Security for Debt.

No Debt or other financial obligation of the District will constitute a debt or obligation of the Town in any manner. The faith and credit of the Town 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. The District shall not utilize the Town's name in the name of the District.

I. 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 and maintained. The first year's operating budget is estimated to be \$100,000, which is anticipated to be derived from property taxes and other revenues as described in Exhibit E. The maximum mill levy the District may impose to fund administration, operations, and maintenance is 15 mills; provided that if, on or after January 1, 2017, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

VII. ANNUAL REPORT AND ANNUAL FEE

A. General

The District shall be responsible for submitting an annual report to the Town no later than July 1 of each year following the year in which the Order and Decree creating the District has been issued. The annual report shall include the following information:

1. A narrative summary of the progress of the District in implementing its Service Plan;
2. Except when an exemption from audit has been granted for the fiscal year under the Local Government Audit Law, the audited financial statements of the District for the fiscal year including a statement of financial condition (i.e. balance sheet) as of December 31 of

the fiscal year and the statement of operations (i.e. revenues and expenditures) for the fiscal year; Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the fiscal year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the fiscal year;

4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the fiscal year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the fiscal year, the amount of payment or retirement of existing indebtedness of the District in the fiscal year, the total assessed valuation of all taxable properties within the District as of January 1 of the fiscal year, and the current mill levy of the District pledged to debt retirement in the fiscal year;

5. The District's budgets for the calendar year in which the annual report is submitted;

6. A summary of residential development which has occurred within the District for the fiscal year;

7. A summary of all taxes, fees, charges and assessments imposed by the District as of January 1 of the fiscal year; and

8. The name, business address and telephone number of each member of the Board and their chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

B. Annual Fee

The District shall pay an annual fee to the Town for the Town's on-going monitoring of the District in the amount of \$500.

VIII. DISSOLUTION

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

IX. DISCLOSURE NOTICES

In order to notify future End Users who are purchasing residential lots or dwellings units in the District that they will be paying, in addition to the property taxes owed to other taxing governmental entities, the property taxes imposed under the Debt Mill Levy, and the Operating Mill Levy, the District shall not be authorized to issue any Debt under this Service Plan until there is included in the Developer's Approved Development Plan provisions that require the following:

1. That the Developer, and its successors and assigns, shall prepare and submit to the City Manager for his approval a disclosure notice in substantially the form attached hereto as Exhibit F (the “Disclosure Notice”);
2. That when the Disclosure Notice is approved by the City Manager, the Developer shall record the Disclosure Notice in the applicable County Clerk and Recorder’s Office; and
3. That the approved Disclosure Notice shall be provided by the Developer, and by its successors and assigns, and builder in the District, to each potential End User purchaser from the Developer or builder of a residential lot or dwelling unit in the District at least ten (10) days before any earnest money becomes non-refundable to the prospective buyer under the terms of any written agreement for the purchase and sale of that residential lot or dwelling unit.

X. COMPLIANCE WITH LAWS

The approval of the Service Plan shall not limit the Town in implementing any growth limitations imposed by the Board of Trustees or the voters. The District shall be subject to all of the Town’s zoning, subdivision, building code or land use requirements.

XI. CONCLUSION

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

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, and will not be, available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the District is compatible with the facility and service standards of the Town within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the Town Code.

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

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

EXHIBIT A

District Boundary Legal Description

DISTRICT 1
DESCRIPTION

A parcel in the North One-Half of the Southwest One-Quarter of Section 13, Township 1 North, Range 69 West of the Sixth Principal Meridian, more particularly described as follows:

Bearings are based on the West Line of the Northwest One-Quarter of the Southwest One-Quarter of said Section 13, said to bear North 00°04'38" West, a distance of 1316.98 Feet, from the Southwest Corner of the Northwest One-Quarter of the Southwest One-Quarter of said Section 13 monumented by a 2" Aluminum Cap, 0.3' below asphalt roadway, stamped "A.M. HASCALL, 6TH PM, PLS 23500 1995, 16TH, R69W", damaged to the Northwest Corner of the Northwest One-Quarter of the Southwest One-Quarter of said Section 13 monumented by a 2.5" Aluminum Cap, 0.4' down in a Range box with no lid, top of Range box is 0.2' below asphalt roadway, stamped "CIVIL ARTS, T1N, 1/4, S14 | S13, R69W, 2016, PLS 25379";

BEGINNING (P.O.B.) at the Southeast Corner of the Northeast One-Quarter of said Southwest One-Quarter of Section 13, monumented by a 2.5" Aluminum Cap, 0.1' above ground surface, stamped "JR ENG, T1N R69W, C, S1/16, | S13, C, 2000, LS 19606";

Thence North 89°30'10" West along the South Line of said Northeast One-Quarter of the Southwest One-Quarter of Section 13, a distance of 1329.43 Feet to the Southwest Corner of said Northeast One-Quarter of the Southwest One-Quarter of Section 13;

Thence North 89°30'20" West along the South line of said Northwest One-Quarter of the Southwest One-Quarter of Section 13, a distance of 9.39 Feet to the Southeast Corner of the parcel of land described in the Deed described in the document recorded in Book 1274, at Page 188;

Thence North 00°04'38" West along the East Line of said parcel of land described in the Deed described in the document recorded in Book 1274, at Page 188, a distance of 312.74 Feet to the Northeast Corner of said Deed described in the document recorded in Book 1274, at Page 188;

Thence North 00°14'06" East, a distance of 22.59 Feet to the Southeast Corner of a parcel of land described in the Deed described in the document recorded in Book 1300, at Page 398;

Thence North 00°04'38" West along the East Line of said Deed described in the document recorded in Book 1300, at Page 398, a distance of 949.29 Feet to the South Right-of-Way Line of the Regional Transportation District Right-of-Way (formerly Union Pacific Railroad Right-of-Way);

Thence North 89°42'02" East along said South Right-of-Way Line, a distance of 528.59 Feet to a point of curve;

Thence Easterly a distance of 819.74 Feet along the arc of a curve to the right, having a radius of 2764.79 Feet and central angle of 16°59'16", subtended by a chord which bears South 81°48'20" East, a distance of 816.74 Feet, to the East Line of said Northeast One-Quarter of the Southwest One-Quarter of Section 13, whence the Center Corner of said Section 13 bears North 00°09'52" West, a distance of 138.65 Feet;

Thence South 00°09'52" East along said East Line, a distance 1182.60 Feet to the POINT OF BEGINNING (P.O.B.).

ALSO,

A parcel of land within the Southeast Quarter of Section 13, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado, shown as parcel 073 on Parcel Map No. 1465130 in the records of said County, lying South of the Union Pacific Railroad Right of Way, and North of that real property described in Reception No. 1895203, and being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 13;

Thence North 00 degrees 29' 19" West, on the West Line of said Southeast Quarter, a distance of 750.95 Feet to the north intersection of said Reception No. 1895203 as recorded in the records of said County with said West line, which is the POINT OF BEGINNING;

Thence on the North line of said Reception No. 1895203 the following five (5) courses:

1. North 85 degrees 33' 33" East, 80.27 Feet;
2. North 54 degrees 48' 33" East, 920.00 Feet;
3. South 85 degrees 58' 27" East, 214.00 Feet;
4. North 56 degrees 33' 33" East, 560.00 Feet;
5. North 18 degrees 21' 09" East, 64.70 Feet to the South Right of Way Line of the Union Pacific Railroad;

Thence North 57 degrees 49' 09" West, along the South Right of Way Line of said railroad, 985.00 Feet to a non-tangent 2764.93 Foot radius curve which is concave Southwesterly;

Thence Westerly along said non-tangent curve, whose center bears South 31 degrees 58'00" West, through a central angle of 16 degrees 14' 03", a distance of 783.42 Feet to the West Line of said Southeast Quarter;

Thence South 00 degrees 29' 19" East, non-tangent to said curve, 1731.77 Feet to the POINT OF BEGINNING.

TOGETHER WITH

A parcel of land within the Southeast Quarter of the Southwest Quarter of Section 13, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado, shown as Parcel No. 074 on Map No. 1465130, except that real property described in Reception No. 1895203, Reception No. 1534041, and Reception No. 1826699 filed in the records of said County, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 13;

Thence South 89 degrees 44' 23" East, along the South Line of the Southwest Quarter, Section 13, a distance of 1330.55 Feet to the Southwest Corner of the Southeast Quarter of the Southwest Quarter which is the true POINT OF BEGINNING;

Thence North 00 degrees 26' 39" West, along the West Line of the Southeast Quarter of the Southwest Quarter, a distance of 1319.12 Feet to the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 13; thence South 89 degrees 50' 01" East, along the North Line of the Southeast Quarter of the Southwest Quarter, a distance of 1329.50 Feet to the Northeast Corner of the Southeast Quarter of the Southwest Quarter of Section 13; thence South 00 degrees 29' 19" East, along the East Line of the Southwest Quarter of Section 13, a distance of 795.37 Feet to the southerly intersection of said Reception No. 1895203 as recorded in the records of said County with the said East Line;

Thence along the Northerly and Easterly Lines of said Reception No. 1895203 through the following four courses:

1. North 89 degrees 42' 44" West, 180.00 Feet;
2. South 07 degrees 35' 53" West, 211.75 Feet;
3. South 00 degrees 26' 46" East, 110.00 Feet;
4. South 89 degrees 42' 46" East, 160.06 Feet to the West Line of Tract G Canyon Creek Filing No. 2 as platted in said records;

Thence South 00 degrees 28' 17" East, a distance of 55.49 Feet to the North Line of said Reception No. 1826699 in the record of said County;

Thence along the North and West Lines of said Reception No. 1826699 through the following two courses:

1. South 89 degrees 44' 29" West, 500.00 Feet;
2. South 00 degrees 28' 28" East, 145.00 Feet to the South Line of the Southwest Quarter of Section 13;

Thence North 89 degrees 44' 23" West, on the South Line of the Southwest Quarter, a distance of 780.55 Feet to the POINT OF BEGINNING.

TOGETHER WITH

A Tract Of land being Tract O of the Creekside Subdivision as recorded in the Boulder County Clerk and Recorder's Office at Reception No. 2259443, located in the Southwest Quarter of Section 13, Township 1 North, Range 69 West of the 6th Principal Meridian, County of Boulder, State of Colorado, described as follows:

COMMENCING at the Southeast Corner of the Southwest Quarter of said Section 13 and considering the East Line of the Southwest Quarter of said Section 13 to bear North 00°31'00" West along said East Line a distance of 206.00 Feet; thence North 89°44'19" West, a distance of 90.00 Feet to the Southwestern-most Corner of Tract I, a part of said Creekside Subdivision, to the POINT OF BEGINNING;

Thence along the Southerly boundary of said Tract O, North 89°44'19" West, a distance of 120.16 Feet to the Southwest Corner of said Tract O;

Thence along the Westerly boundary of said Tract O, North 00°31'00" West, a distance of 110.00 Feet;

Thence continuing along said Westerly boundary of said Tract O, North 07°40'20" East, a distance of 211.75 Feet, to the Northwest Corner of said Tract O;

Thence along the Northerly boundary of said Tract O, South 89°44'19" East, a distance of 89.99 Feet to the Northwest Corner of said tract I;

Thence along the Westerly boundary of said Tract I, South 00°31'00" East, a distance of 320.00 Feet to the POINT OF BEGINNING;

EXCEPT

A parcel of land located in the Southwest Quarter of Section 13, Township 1 North, Range 69 West of the 6th Principal Meridian, being more particularly described as follows:

COMMENCING at the South Quarter Corner of said Section 13 thence N89°44'23"W along the South Line of said Southeast Quarter and along the South line of Parcel C, Tract G, Canyon Creek Subdivision Filing No. 3 a distance of 550.00 Feet to the true POINT OF BEGINNING, said point being the Southwest Corner of said

Parcel C, Tract G; thence N89°44'23"W continuing along the South Line of said Southwest Quarter and along the Northern boundary of Canyon Creek Subdivision Filing No. 2 a distance of 143.72 Feet; thence N00°29'19"W a distance of 145.00 Feet to a point of non-tangent curvature. Thence along a 805.00 Foot radius curve to the left (said curve having a central angle of 00°05'27" and a chord bearing S89°41'39"E a distance of 1.28 Feet) an arc length of 1.28 Feet; thence S89°44'23"E a distance of 142.45 Feet to the Northwest Corner of said Parcel C, Tract G; thence S00°29'19"E along the West Line of said Parcel C, Tract G a distance of 145.00 Feet to the true POINT OF BEGINNING.

Said parcel contains 4,775,121 Square Feet (109.622 Acres), more or less;

I hereby certify that the above parcel description was prepared under my direct supervision.

Eric D. Carson, PLS

Prepared for and on behalf of
CWC Consulting Group Inc.
9360 Teddy Lane, Suite #203
Lone Tree, Colorado 80124
Phone: (303) 395-2700

EXHIBIT B

Erie Vicinity Map

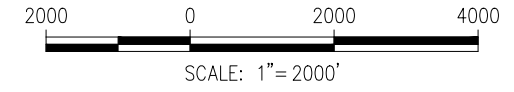
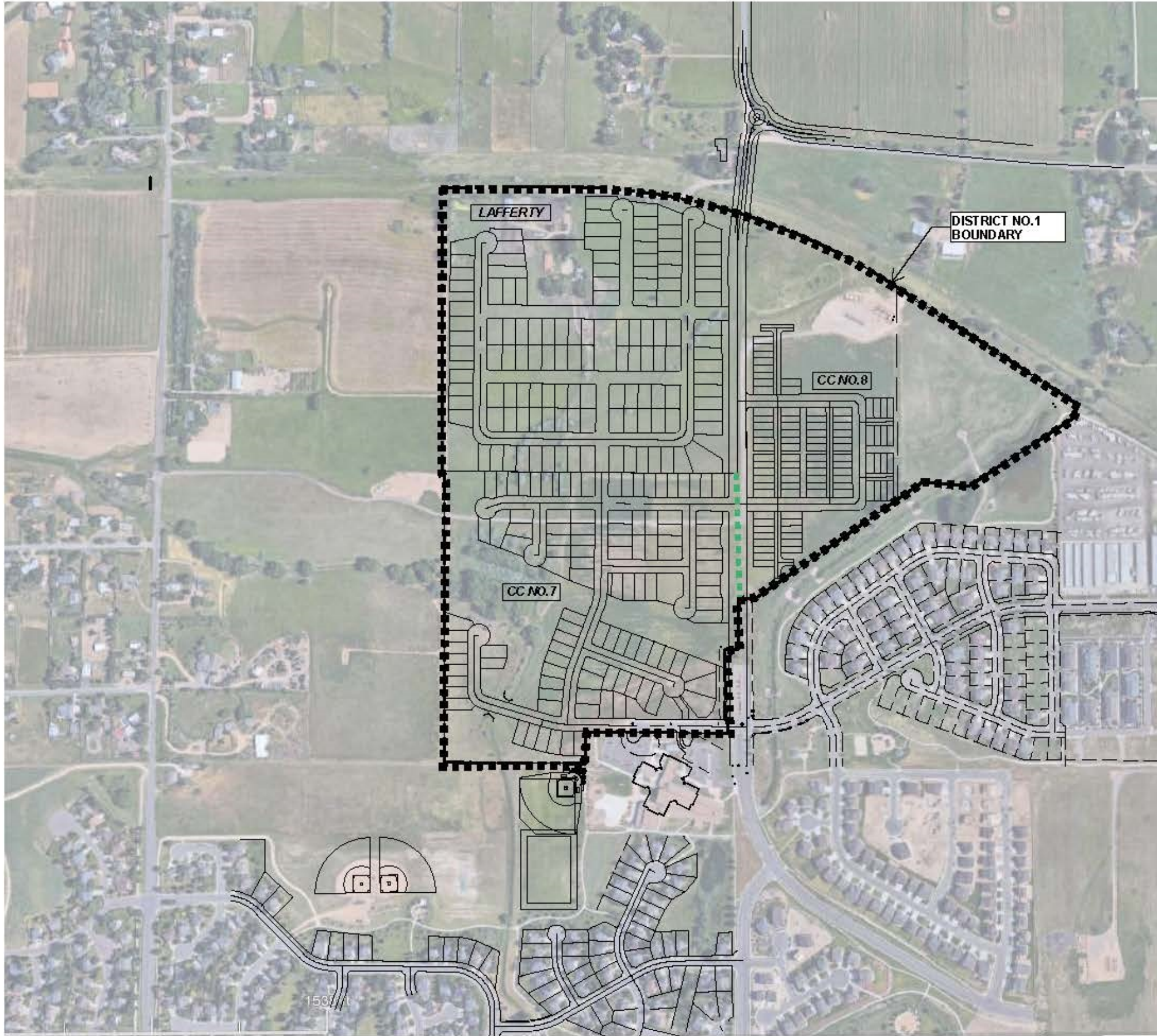


EXHIBIT C

District Boundaries Map



DISTRICT 1: 109.622 Acres

EXHIBIT D-1

Public Improvements

a. Street Improvements.

Unless otherwise set forth in an applicable Official Development Plan, the District shall be authorized to provide for the financing, construction, ownership, and operation and maintenance of street improvements, including but not limited to, streets, curbs, gutters, culverts, other drainage facilities, sidewalks, bridges, parking facilities, paving, lighting, grading, utility relocation necessitated by public rights-of-way, monumentation, signage, snow removal, ditch irrigation improvements, streetscapes and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities. As of the date of this Service Plan, the District does not anticipate owning, operating or maintaining any street improvements.

b. Water Improvements.

Unless otherwise set forth in an applicable Official Development Plan, the District shall be authorized to provide for the financing, construction, ownership, and operation and maintenance of water improvements, including but not limited to, potable and non-potable water supply improvements, including water rights, storage facilities, transmission and distribution lines, pumping stations, fire hydrants, meters, facilities, equipment, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. As of the date of this Service Plan, the District does not anticipate owning, operating or maintaining any water improvements.

c. Storm and Sanitary Sewer Improvements

Unless otherwise set forth in an applicable Official Development Plan, the District shall be authorized to provide for the financing, construction, ownership, and operation and maintenance of storm and sanitary sewer improvements, including but not limited to, storm and sanitary sewer collection and transmission improvements, including storage facilities, collection mains and laterals, pumping stations, lift stations, transmission lines, storm sewer, flood and surface drainage facilities and systems, subsurface water underdrain systems, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements and extensions of and improvements to such facilities. As of the date of this Service Plan, the District anticipates owning and maintaining water detention facilities.

d. Parks and Recreation Improvements

Unless otherwise set forth in an applicable Official Development Plan, the District shall be authorized to provide for the financing, construction, ownership, and operation and maintenance of park and recreation improvements, including but not limited to, public park, open space and recreation facilities or services, including parks, bike paths, pedestrian ways, public plazas and courtyards, water features, signage, monumentation, art, gardens, picnic areas, recreation facilities,

playground equipment/areas, park shelters, public area landscaping and weed control, streetscaping, outdoor lighting of all types, and related landscaping and irrigation improvements, together with all necessary, incidental and appurtenant facilities, equipment, land and easements, and extensions of and improvements to such facilities. As of the date of this Service Plan, the District anticipates owning, operating or maintaining landscape tracts and pocket parks, however, as development plans progress, such responsibility may change to homeowner association.

EXHIBIT D-2

Public Improvement Cost Estimates

LAFFERTY CANYON METRO DISTRICT - PROJECTED COST ESTIMATE

Project Name	CANYON CREEK FILING NO.7, CANYON CREEK FILING NO.8 AND LAFFERTY SUMMATION OF COST
Project Number	130: 00121/00128
Date Submitted	6/23/2020

Item #	Sub Item #	Description	Total
Earthwork			
		Filing No 7 and Jasper Road	\$ 283,122.00
		Filing No 8	\$ 425,097.85
		Lafferty	\$ 151,909.70
		Subtotal	\$ 860,129.55

Erosion Control			
		Filing No 7 and Jasper Road	\$ 212,098.25
		Filing No 8	\$ 124,351.00
		Lafferty	\$ 146,116.00
		Subtotal	\$ 482,565.25

Sanitary Sewer			
		Filing No 7 and Jasper Road	\$ 518,253.80
		Filing No 8	\$ 256,405.20
		Lafferty	\$ 394,112.50
		Subtotal	\$ 1,168,771.50

Watermain			
		Filing No 7 and Jasper Road	\$ 961,418.00
		Filing No 8	\$ 394,309.00
		Lafferty	\$ 520,282.00
		Subtotal	\$ 1,876,009.00

Storm Sewer			
		Filing No 7 and Jasper Road	\$ 714,370.00
		Filing No 8	\$ 321,284.00
		Lafferty	\$ 190,700.00
		Subtotal	\$ 1,226,354.00

Concrete - Flatwork			
		Filing No 7 and Jasper Road	\$ 732,444.83
		Filing No 8	\$ 229,123.27
		Lafferty	\$ 265,928.00
		Subtotal	\$ 1,227,496.10

Paving			
		Filing No 7 and Jasper Road	\$ 1,443,550.22
		Filing No 8	\$ 418,597.50
		Lafferty	\$ 675,653.00
		Subtotal	\$ 2,537,800.72

Street Improvements - Signage and Striping			
		Filing No 7 and Jasper Road	\$ 140,400.00
		Filing No 8	\$ 72,000.00
		Lafferty	\$ 99,500.00
		Subtotal	\$ 311,900.00

Landscape			
		Filing No 7 and Jasper Road	\$ 750,000.00
		Filing No 8	\$ 600,000.00
		Lafferty	\$ 750,000.00
		Subtotal	\$ 2,100,000.00

Trails - Access Paths			
		Filing No 7 and Jasper Road	\$ 86,700.00
		Filing No 8	\$ 83,300.00

CANYON CREEK METRO DISTRICT - PROJECTED COST ESTIMATE			
Project Name	CANYON CREEK FILING NO.7, CANYON CREEK FILING NO.8 AND LAFFERTY SUMMATION OF COST		
Project Number	130: 00121/00128		
Date Submitted	6/23/2020		
Item #	Sub Item #	Description	Total
		Lafferty	\$ 137,700.00
		Subtotal	\$ 307,700.00

Removal			
		Filing No 7 and Jasper Road	\$ 89,800.00
		Filing No 8	\$ 3,270.00
		Lafferty	\$ 3,606.00
		Subtotal	\$ 96,676.00

Clean & Maintain			
		Filing No 7 and Jasper Road	\$ 15,000.00
		Filing No 8	\$ 15,000.00
		Lafferty	\$ 15,000.00
		Subtotal	\$ 45,000.00

District Related Legal / Misc / Consulting			
		Filing No 7 and Jasper Road	\$ 525,000.00
		Filing No 8	\$ 365,000.00
		Lafferty	\$ 390,000.00
		Subtotal	\$ 1,280,000.00

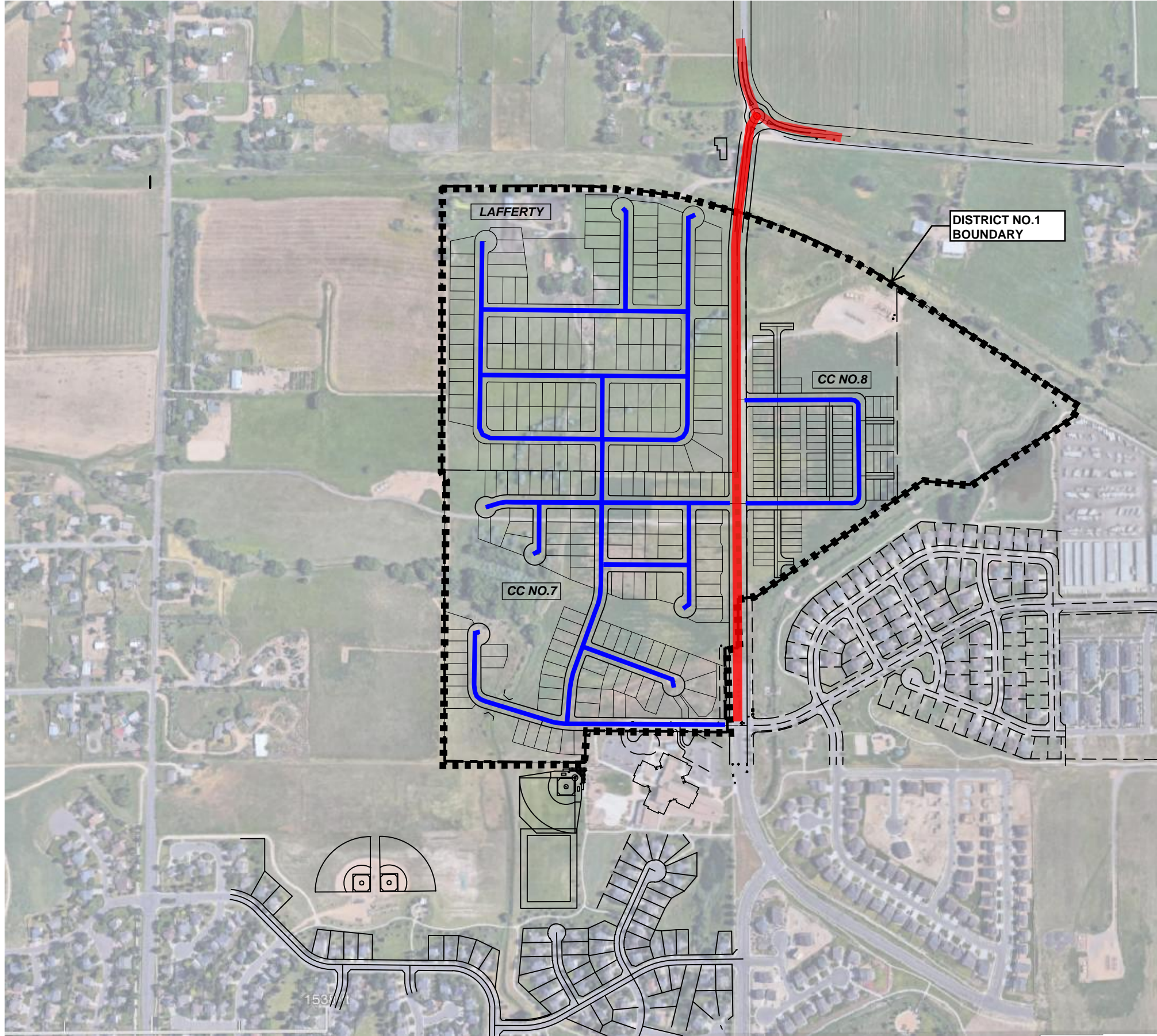
SUB TOTAL LAFFERTY CANYON METRO DIST ESTIMATED \$ 13,520,402.12
 COST 15% CONTINGENCY \$ 2,028,060.32

TOTAL LAFFERTY CANYON METRO DIST ESTIMATED COST \$ 15,548,462.44

By: CWC Consulting Group Inc.

EXHIBIT D-3

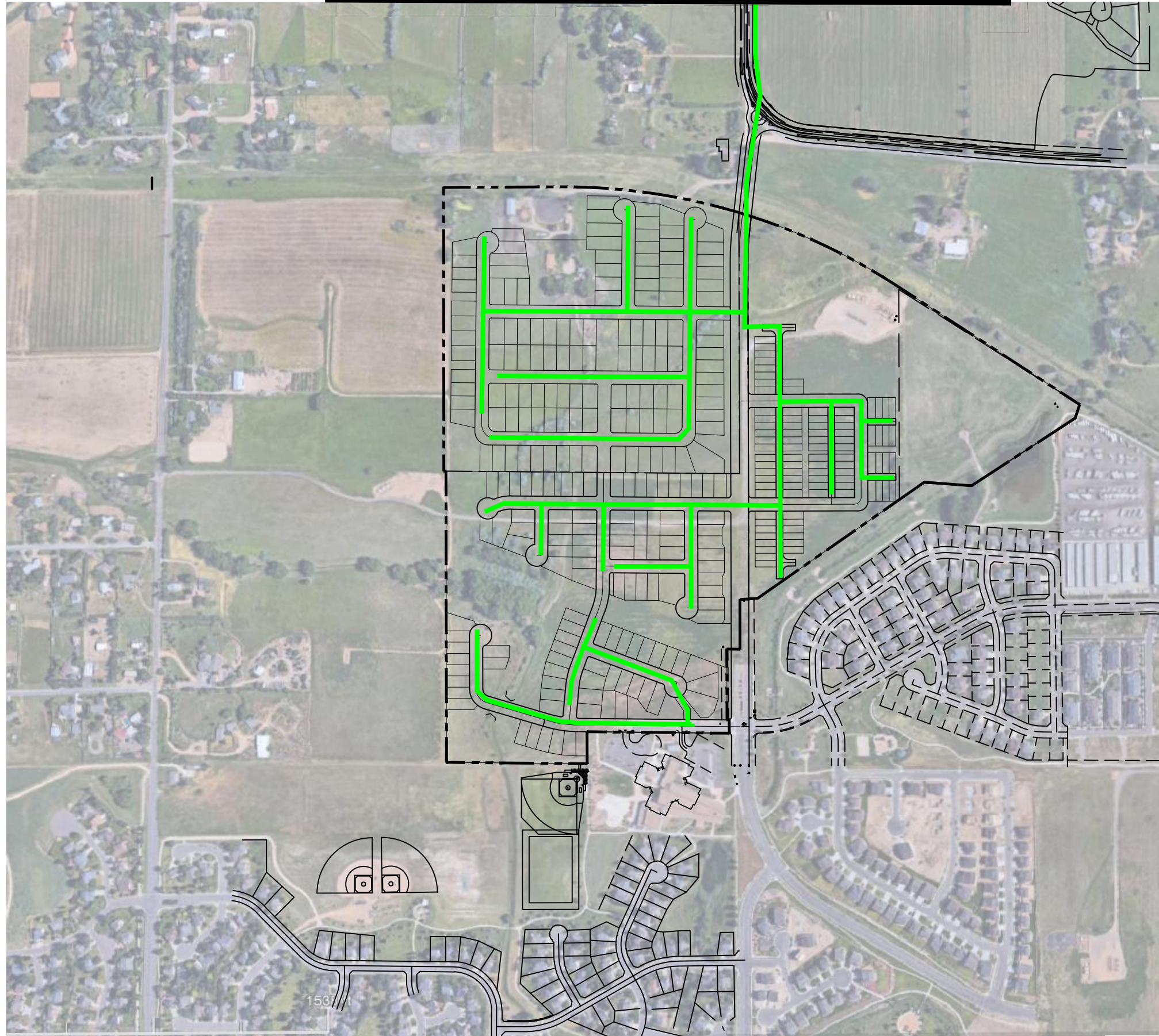
Depiction of Public Improvements



LEGEND

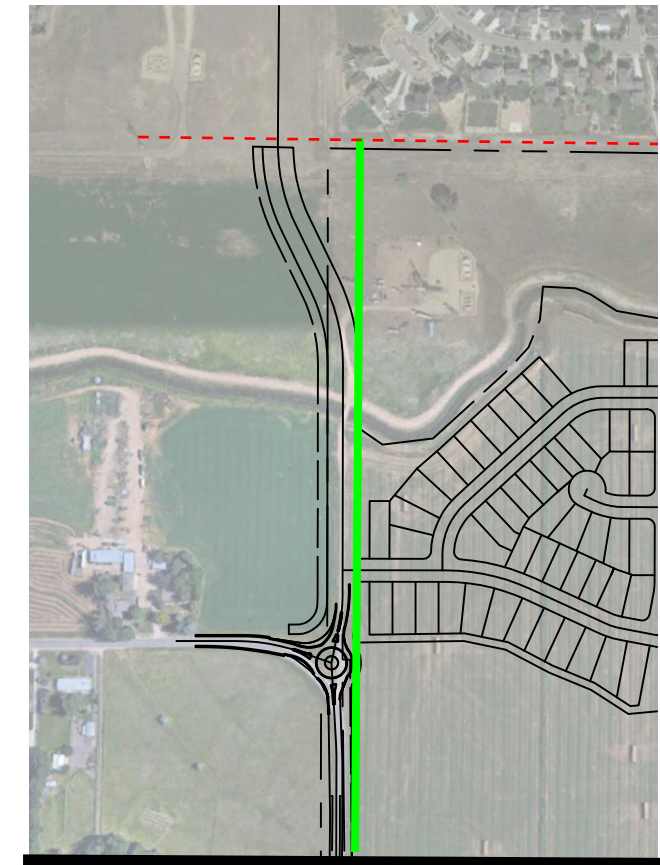
- DISTRICT BOUNDARY
- LOCAL STREET SECTION
- - - MINOR COLLECTOR STREET

MATCHLINE SEE BELOW RIGHT



LEGEND

- DISTRICT BOUNDARIES
- 8" SANITARY SEWER

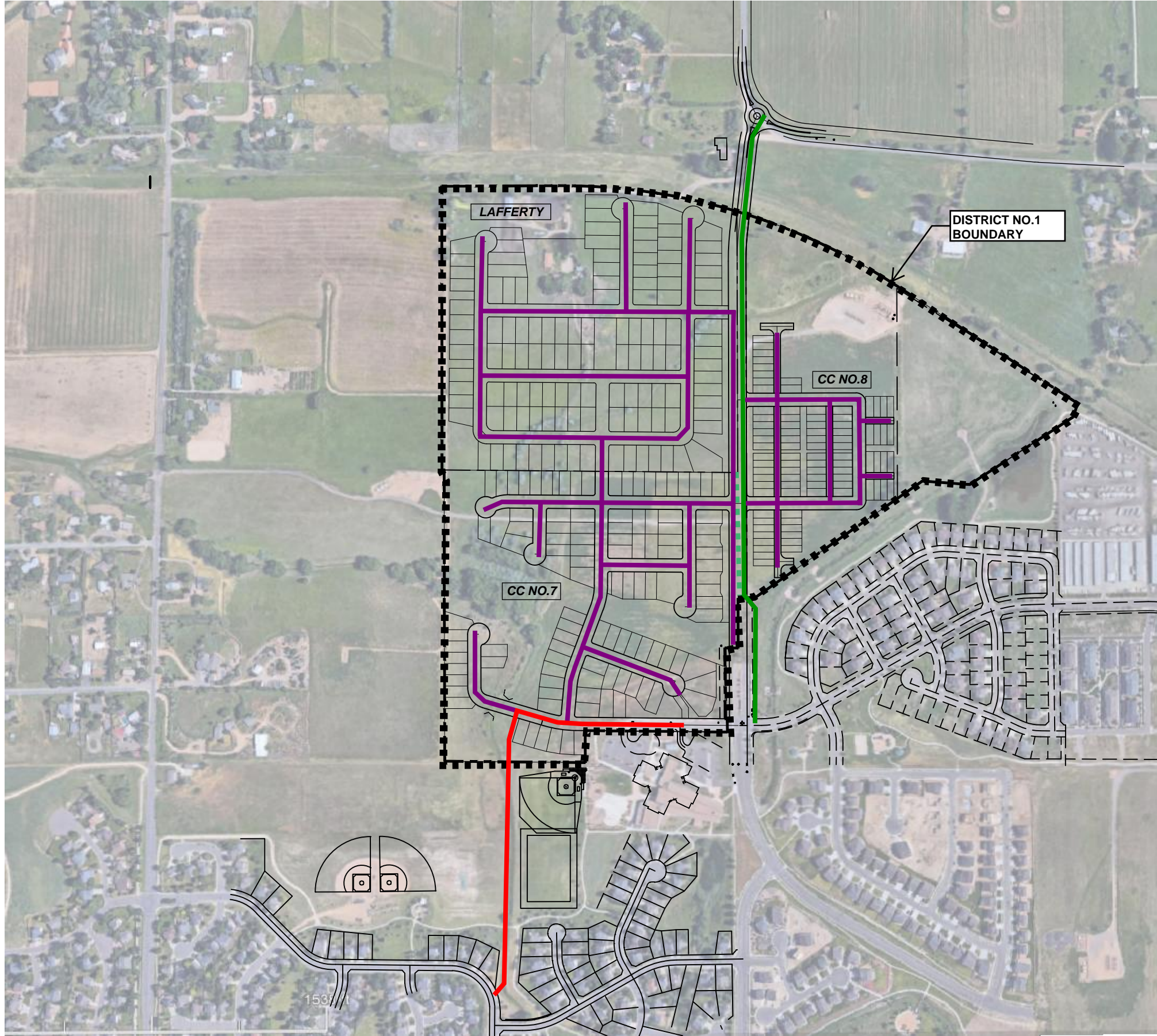


MATCHLINE SEE ABOVE LEFT

8881 TEDDY LANE, SUITE 203
LOUISVILLE, COLORADO 80024
TELEPHONE: 303-985-2700
FAX: 303-985-2701

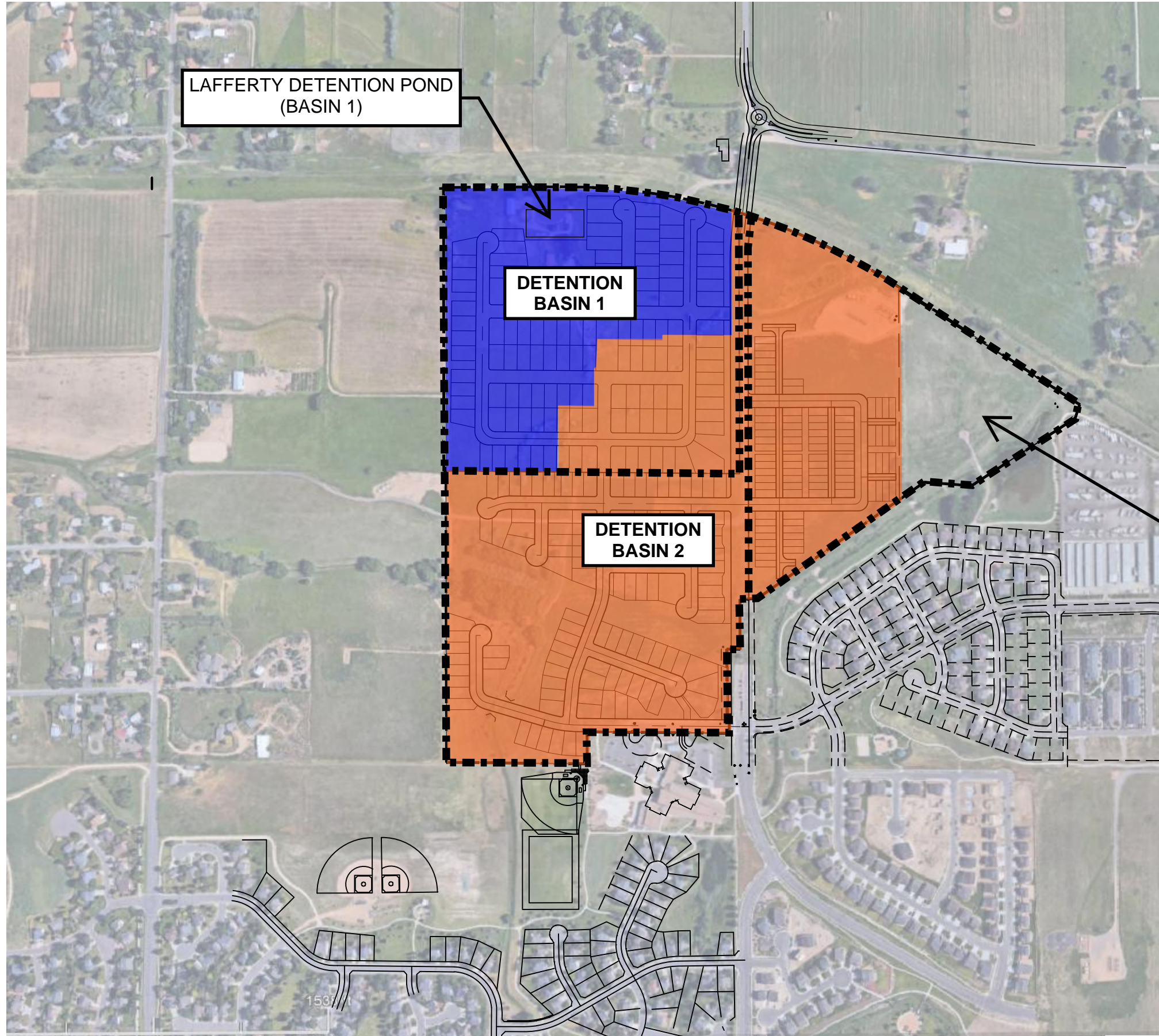


CWC CONSULTING GROUP
CIVIL ENGINEERING • LAND SURVEYING • CONSTRUCTION SERVICES



LEGEND

- DISTRICT BOUNDARIES
- 8" WATERLINE
- 12" WATERLINE (ZONE 2)
- 12" WATERLINE (ZONE 3)



LEGEND

----- DISTRICT BOUNDARY

DRAINAGE PLAN

EXHIBIT E

EXHIBIT E

Financial Plan

**Lafferty Canyon Metropolitan District
Weld County, Colorado**

~~~

**General Obligation Bonds, Series 2024  
Service Plan**

| <u>Bond Assumptions</u>                 | <u>Series 2024</u> |
|-----------------------------------------|--------------------|
| Closing Date                            | 12/1/2024          |
| First Call Date                         | 12/1/2029          |
| Final Maturity                          | 12/1/2054          |
| Discharge Date                          | 12/2/2064          |
| <b>Sources of Funds</b>                 |                    |
| Par Amount                              | 13,555,000         |
| Total                                   | 13,555,000         |
| <b>Uses of Funds</b>                    |                    |
| Project Fund                            | <b>10,271,300</b>  |
| Capitalized Interest                    | 1,626,600          |
| Reserve Fund                            | 1,086,000          |
| Cost of Issuance                        | 571,100            |
| Total                                   | 13,555,000         |
| <b>Debt Features</b>                    |                    |
| Projected Coverage at Mill Levy Cap     | 1.20x              |
| Tax Status                              | Tax-Exempt         |
| Rating                                  | Non-Rated          |
| Coupon (Interest Rate)                  | 4.000%             |
| Annual Trustee Fee                      | \$4,000            |
| <b>Biennial Reassessment</b>            |                    |
| Residential                             | 6.00%              |
| <b><u>Tax Authority Assumptions</u></b> |                    |
| Metropolitan District Revenue           |                    |
| Residential Assessment Ratio            |                    |
| Service Plan Gallagherization Base      | 7.15%              |
| Current Assumption                      | 7.15%              |
| Debt Service Mills                      |                    |
| Service Plan Mill Levy Cap              | 45.000             |
| Maximum Adjusted Cap                    | 45.000             |
| Target Mill Levy                        | 45.000             |
| Specific Ownership Tax                  | 6.00%              |
| County Treasurer Fee                    | 1.50%              |

**Lafferty Canyon Metropolitan District  
Development Summary**

| Statutory Actual Value (2021)       | Residential         |                     |                     |   |   |   |   |   |   | Total                |
|-------------------------------------|---------------------|---------------------|---------------------|---|---|---|---|---|---|----------------------|
|                                     | SFD - Filing 7      | SFD - Filing 8      | SFD - Lafferty      | - | - | - | - | - | - |                      |
|                                     | \$575,000           | \$475,000           | \$650,000           | - | - | - | - | - | - |                      |
| 2021                                | -                   | -                   | -                   | - | - | - | - | - | - | -                    |
| 2022                                | 12                  | 12                  | -                   | - | - | - | - | - | - | 24                   |
| 2023                                | 36                  | 36                  | 36                  | - | - | - | - | - | - | 108                  |
| 2024                                | 36                  | 36                  | 36                  | - | - | - | - | - | - | 108                  |
| 2025                                | 22                  | 4                   | 36                  | - | - | - | - | - | - | 62                   |
| 2026                                | -                   | -                   | 18                  | - | - | - | - | - | - | 18                   |
| 2027                                | -                   | -                   | -                   | - | - | - | - | - | - | -                    |
| 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                                | -                   | -                   | -                   | - | - | - | - | - | - | -                    |
| <b>Total Units</b>                  | <b>106</b>          | <b>88</b>           | <b>126</b>          | - | - | - | - | - | - | <b>320</b>           |
| <b>Total Statutory Actual Value</b> | <b>\$60,950,000</b> | <b>\$41,800,000</b> | <b>\$81,900,000</b> | - | - | - | - | - | - | <b>\$184,650,000</b> |

**Lafferty Canyon Metropolitan District  
Assessed Value**

|              | Vacant and Improved Land <sup>1</sup> |                                                     | Residential                 |                             |                                   |                                                    | Total                                        |
|--------------|---------------------------------------|-----------------------------------------------------|-----------------------------|-----------------------------|-----------------------------------|----------------------------------------------------|----------------------------------------------|
|              | Cumulative Statutory Actual Value     | Assessed Value in Collection Year 2 Year Lag 29.00% | Residential Units Delivered | Biennial Reassessment 6.00% | Cumulative Statutory Actual Value | Assessed Value in Collection Year 2 Year Lag 7.15% | Assessed Value in Collection Year 2 Year Lag |
| 2021         | 1,260,000                             | 0                                                   | -                           | -                           | 0                                 | 0                                                  | 0                                            |
| 2022         | 6,120,000                             | 0                                                   | 24                          | -                           | 12,852,000                        | 0                                                  | 0                                            |
| 2023         | 6,120,000                             | 365,400                                             | 108                         | -                           | 76,524,480                        | 0                                                  | 365,400                                      |
| 2024         | 3,795,000                             | 1,774,800                                           | 108                         | 4,591,469                   | 146,061,878                       | 918,918                                            | 2,693,718                                    |
| 2025         | 1,170,000                             | 1,774,800                                           | 62                          | -                           | 187,140,179                       | 5,471,500                                          | 7,246,300                                    |
| 2026         | 0                                     | 1,100,550                                           | 18                          | 11,228,411                  | 211,286,335                       | 10,443,424                                         | 11,543,974                                   |
| 2027         | 0                                     | 339,300                                             | -                           | -                           | 211,286,335                       | 13,380,523                                         | 13,719,823                                   |
| 2028         | 0                                     | 0                                                   | -                           | 12,677,180                  | 223,963,515                       | 15,106,973                                         | 15,106,973                                   |
| 2029         | 0                                     | 0                                                   | -                           | -                           | 223,963,515                       | 15,106,973                                         | 15,106,973                                   |
| 2030         | 0                                     | 0                                                   | -                           | 13,437,811                  | 237,401,326                       | 16,013,391                                         | 16,013,391                                   |
| 2031         | 0                                     | 0                                                   | -                           | -                           | 237,401,326                       | 16,013,391                                         | 16,013,391                                   |
| 2032         | 0                                     | 0                                                   | -                           | 14,244,080                  | 251,645,406                       | 16,974,195                                         | 16,974,195                                   |
| 2033         | 0                                     | 0                                                   | -                           | -                           | 251,645,406                       | 16,974,195                                         | 16,974,195                                   |
| 2034         | 0                                     | 0                                                   | -                           | 15,098,724                  | 266,744,130                       | 17,992,646                                         | 17,992,646                                   |
| 2035         | 0                                     | 0                                                   | -                           | -                           | 266,744,130                       | 17,992,646                                         | 17,992,646                                   |
| 2036         | 0                                     | 0                                                   | -                           | 16,004,648                  | 282,748,778                       | 19,072,205                                         | 19,072,205                                   |
| 2037         | 0                                     | 0                                                   | -                           | -                           | 282,748,778                       | 19,072,205                                         | 19,072,205                                   |
| 2038         | 0                                     | 0                                                   | -                           | 16,964,927                  | 299,713,704                       | 20,216,538                                         | 20,216,538                                   |
| 2039         | 0                                     | 0                                                   | -                           | -                           | 299,713,704                       | 20,216,538                                         | 20,216,538                                   |
| 2040         | 0                                     | 0                                                   | -                           | 17,982,822                  | 317,696,527                       | 21,429,530                                         | 21,429,530                                   |
| 2041         | 0                                     | 0                                                   | -                           | -                           | 317,696,527                       | 21,429,530                                         | 21,429,530                                   |
| 2042         | 0                                     | 0                                                   | -                           | 19,061,792                  | 336,758,318                       | 22,715,302                                         | 22,715,302                                   |
| 2043         | 0                                     | 0                                                   | -                           | -                           | 336,758,318                       | 22,715,302                                         | 22,715,302                                   |
| 2044         | 0                                     | 0                                                   | -                           | 20,205,499                  | 356,963,817                       | 24,078,220                                         | 24,078,220                                   |
| 2045         | 0                                     | 0                                                   | -                           | -                           | 356,963,817                       | 24,078,220                                         | 24,078,220                                   |
| 2046         | 0                                     | 0                                                   | -                           | 21,417,829                  | 378,381,646                       | 25,522,913                                         | 25,522,913                                   |
| 2047         | 0                                     | 0                                                   | -                           | -                           | 378,381,646                       | 25,522,913                                         | 25,522,913                                   |
| 2048         | 0                                     | 0                                                   | -                           | 22,702,899                  | 401,084,545                       | 27,054,288                                         | 27,054,288                                   |
| 2049         | 0                                     | 0                                                   | -                           | -                           | 401,084,545                       | 27,054,288                                         | 27,054,288                                   |
| 2050         | 0                                     | 0                                                   | -                           | 24,065,073                  | 425,149,618                       | 28,677,545                                         | 28,677,545                                   |
| 2051         | 0                                     | 0                                                   | -                           | -                           | 425,149,618                       | 28,677,545                                         | 28,677,545                                   |
| 2052         | 0                                     | 0                                                   | -                           | 25,508,977                  | 450,658,595                       | 30,398,198                                         | 30,398,198                                   |
| 2053         | 0                                     | 0                                                   | -                           | -                           | 450,658,595                       | 30,398,198                                         | 30,398,198                                   |
| 2054         | 0                                     | 0                                                   | -                           | 27,039,516                  | 477,698,111                       | 32,222,090                                         | 32,222,090                                   |
| <b>Total</b> |                                       |                                                     | <b>320</b>                  | <b>282,231,655</b>          |                                   |                                                    |                                              |

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

**Lafferty Canyon Metropolitan District  
Revenue**

|              | Total<br>Assessed Value in<br>Collection Year | District Mill Levy Revenue                    |                                         |                                      | Expense                          |                    | Total<br>Revenue Available<br>for Debt Service |
|--------------|-----------------------------------------------|-----------------------------------------------|-----------------------------------------|--------------------------------------|----------------------------------|--------------------|------------------------------------------------|
|              |                                               | Debt Mill Levy<br>45.000 Cap<br>45.000 Target | Debt Mill Levy<br>Collections<br>99.50% | Specific Ownership<br>Taxes<br>6.00% | County Treasurer<br>Fee<br>1.50% | Annual Trustee Fee |                                                |
| 2021         | 0                                             | 0.000                                         | 0                                       | 0                                    | 0                                | 0                  | 0                                              |
| 2022         | 0                                             | 45.000                                        | 0                                       | 0                                    | 0                                | 0                  | 0                                              |
| 2023         | 365,400                                       | 45.000                                        | 16,361                                  | 982                                  | (245)                            | 0                  | 17,097                                         |
| 2024         | 2,693,718                                     | 45.000                                        | 120,611                                 | 7,237                                | (1,809)                          | 0                  | 126,039                                        |
| 2025         | 7,246,300                                     | 45.000                                        | 324,453                                 | 19,467                               | (4,867)                          | (4,000)            | 335,053                                        |
| 2026         | 11,543,974                                    | 45.000                                        | 516,881                                 | 31,013                               | (7,753)                          | (4,000)            | 536,141                                        |
| 2027         | 13,719,823                                    | 45.000                                        | 614,305                                 | 36,858                               | (9,215)                          | (4,000)            | 637,949                                        |
| 2028         | 15,106,973                                    | 45.000                                        | 676,415                                 | 40,585                               | (10,146)                         | (4,000)            | 702,853                                        |
| 2029         | 15,106,973                                    | 45.000                                        | 676,415                                 | 40,585                               | (10,146)                         | (4,000)            | 702,853                                        |
| 2030         | 16,013,391                                    | 45.000                                        | 717,000                                 | 43,020                               | (10,755)                         | (4,000)            | 745,265                                        |
| 2031         | 16,013,391                                    | 45.000                                        | 717,000                                 | 43,020                               | (10,755)                         | (4,000)            | 745,265                                        |
| 2032         | 16,974,195                                    | 45.000                                        | 760,020                                 | 45,601                               | (11,400)                         | (4,000)            | 790,220                                        |
| 2033         | 16,974,195                                    | 45.000                                        | 760,020                                 | 45,601                               | (11,400)                         | (4,000)            | 790,220                                        |
| 2034         | 17,992,646                                    | 45.000                                        | 805,621                                 | 48,337                               | (12,084)                         | (4,000)            | 837,874                                        |
| 2035         | 17,992,646                                    | 45.000                                        | 805,621                                 | 48,337                               | (12,084)                         | (4,000)            | 837,874                                        |
| 2036         | 19,072,205                                    | 45.000                                        | 853,958                                 | 51,237                               | (12,809)                         | (4,000)            | 888,386                                        |
| 2037         | 19,072,205                                    | 45.000                                        | 853,958                                 | 51,237                               | (12,809)                         | (4,000)            | 888,386                                        |
| 2038         | 20,216,538                                    | 45.000                                        | 905,195                                 | 54,312                               | (13,578)                         | (4,000)            | 941,929                                        |
| 2039         | 20,216,538                                    | 45.000                                        | 905,195                                 | 54,312                               | (13,578)                         | (4,000)            | 941,929                                        |
| 2040         | 21,429,530                                    | 45.000                                        | 959,507                                 | 57,570                               | (14,393)                         | (4,000)            | 998,685                                        |
| 2041         | 21,429,530                                    | 45.000                                        | 959,507                                 | 57,570                               | (14,393)                         | (4,000)            | 998,685                                        |
| 2042         | 22,715,302                                    | 45.000                                        | 1,017,078                               | 61,025                               | (15,256)                         | (4,000)            | 1,058,846                                      |
| 2043         | 22,715,302                                    | 45.000                                        | 1,017,078                               | 61,025                               | (15,256)                         | (4,000)            | 1,058,846                                      |
| 2044         | 24,078,220                                    | 45.000                                        | 1,078,102                               | 64,686                               | (16,172)                         | (4,000)            | 1,122,617                                      |
| 2045         | 24,078,220                                    | 45.000                                        | 1,078,102                               | 64,686                               | (16,172)                         | (4,000)            | 1,122,617                                      |
| 2046         | 25,522,913                                    | 45.000                                        | 1,142,788                               | 68,567                               | (17,142)                         | (4,000)            | 1,190,214                                      |
| 2047         | 25,522,913                                    | 45.000                                        | 1,142,788                               | 68,567                               | (17,142)                         | (4,000)            | 1,190,214                                      |
| 2048         | 27,054,288                                    | 45.000                                        | 1,211,356                               | 72,681                               | (18,170)                         | (4,000)            | 1,261,867                                      |
| 2049         | 27,054,288                                    | 45.000                                        | 1,211,356                               | 72,681                               | (18,170)                         | (4,000)            | 1,261,867                                      |
| 2050         | 28,677,545                                    | 45.000                                        | 1,284,037                               | 77,042                               | (19,261)                         | (4,000)            | 1,337,819                                      |
| 2051         | 28,677,545                                    | 45.000                                        | 1,284,037                               | 77,042                               | (19,261)                         | (4,000)            | 1,337,819                                      |
| 2052         | 30,398,198                                    | 45.000                                        | 1,361,079                               | 81,665                               | (20,416)                         | (4,000)            | 1,418,328                                      |
| 2053         | 30,398,198                                    | 45.000                                        | 1,361,079                               | 81,665                               | (20,416)                         | (4,000)            | 1,418,328                                      |
| 2054         | 32,222,090                                    | 45.000                                        | 1,442,744                               | 86,565                               | (21,641)                         | (4,000)            | 1,503,668                                      |
| <b>Total</b> |                                               |                                               | <b>28,579,667</b>                       | <b>1,714,780</b>                     | <b>(428,695)</b>                 | <b>(120,000)</b>   | <b>29,745,752</b>                              |



**Lafferty Canyon Metropolitan District  
Debt Service**

|              | Total<br>Revenue Available<br>for Debt Service | Net Debt Service                                                           | Surplus Fund     |                                      |                  | Ratio Analysis           |                                  |
|--------------|------------------------------------------------|----------------------------------------------------------------------------|------------------|--------------------------------------|------------------|--------------------------|----------------------------------|
|              |                                                | Series 2024<br>Dated: 12/1/2024<br>Par: \$13,555,000<br>Proj: \$10,271,300 | Annual Surplus   | Cumulative<br>Balance<br>\$1,355,500 | Released Revenue | Debt Service<br>Coverage | Senior Debt to<br>Assessed Value |
| 2024         | 126,039                                        | 0                                                                          | 126,039          | 143,136                              | 0                | n/a                      | 3710%                            |
| 2025         | 335,053                                        | 0                                                                          | 335,053          | 478,189                              | 0                | n/a                      | 503%                             |
| 2026         | 536,141                                        | 0                                                                          | 536,141          | 1,014,330                            | 0                | n/a                      | 187%                             |
| 2027         | 637,949                                        | 0                                                                          | 637,949          | 1,355,500                            | 296,779          | n/a                      | 117%                             |
| 2028         | 702,853                                        | 582,200                                                                    | 120,653          | 1,355,500                            | 120,653          | 121%                     | 99%                              |
| 2029         | 702,853                                        | 580,600                                                                    | 122,253          | 1,355,500                            | 122,253          | 121%                     | 89%                              |
| 2030         | 745,265                                        | 619,000                                                                    | 126,265          | 1,355,500                            | 126,265          | 120%                     | 89%                              |
| 2031         | 745,265                                        | 620,800                                                                    | 124,465          | 1,355,500                            | 124,465          | 120%                     | 83%                              |
| 2032         | 790,220                                        | 657,400                                                                    | 132,820          | 1,355,500                            | 132,820          | 120%                     | 82%                              |
| 2033         | 790,220                                        | 657,400                                                                    | 132,820          | 1,355,500                            | 132,820          | 120%                     | 77%                              |
| 2034         | 837,874                                        | 697,200                                                                    | 140,674          | 1,355,500                            | 140,674          | 120%                     | 76%                              |
| 2035         | 837,874                                        | 695,200                                                                    | 142,674          | 1,355,500                            | 142,674          | 121%                     | 71%                              |
| 2036         | 888,386                                        | 738,000                                                                    | 150,386          | 1,355,500                            | 150,386          | 120%                     | 69%                              |
| 2037         | 888,386                                        | 738,800                                                                    | 149,586          | 1,355,500                            | 149,586          | 120%                     | 64%                              |
| 2038         | 941,929                                        | 784,200                                                                    | 157,729          | 1,355,500                            | 157,729          | 120%                     | 63%                              |
| 2039         | 941,929                                        | 782,400                                                                    | 159,529          | 1,355,500                            | 159,529          | 120%                     | 58%                              |
| 2040         | 998,685                                        | 830,200                                                                    | 168,485          | 1,355,500                            | 168,485          | 120%                     | 56%                              |
| 2041         | 998,685                                        | 830,600                                                                    | 168,085          | 1,355,500                            | 168,085          | 120%                     | 51%                              |
| 2042         | 1,058,846                                      | 880,400                                                                    | 178,446          | 1,355,500                            | 178,446          | 120%                     | 49%                              |
| 2043         | 1,058,846                                      | 877,600                                                                    | 181,246          | 1,355,500                            | 181,246          | 121%                     | 44%                              |
| 2044         | 1,122,617                                      | 934,200                                                                    | 188,417          | 1,355,500                            | 188,417          | 120%                     | 42%                              |
| 2045         | 1,122,617                                      | 932,800                                                                    | 189,817          | 1,355,500                            | 189,817          | 120%                     | 37%                              |
| 2046         | 1,190,214                                      | 990,600                                                                    | 199,614          | 1,355,500                            | 199,614          | 120%                     | 34%                              |
| 2047         | 1,190,214                                      | 990,200                                                                    | 200,014          | 1,355,500                            | 200,014          | 120%                     | 30%                              |
| 2048         | 1,261,867                                      | 1,048,800                                                                  | 213,067          | 1,355,500                            | 213,067          | 120%                     | 27%                              |
| 2049         | 1,261,867                                      | 1,049,000                                                                  | 212,867          | 1,355,500                            | 212,867          | 120%                     | 22%                              |
| 2050         | 1,337,819                                      | 1,113,000                                                                  | 224,819          | 1,355,500                            | 224,819          | 120%                     | 19%                              |
| 2051         | 1,337,819                                      | 1,113,200                                                                  | 224,619          | 1,355,500                            | 224,619          | 120%                     | 15%                              |
| 2052         | 1,418,328                                      | 1,177,000                                                                  | 241,328          | 1,355,500                            | 241,328          | 121%                     | 11%                              |
| 2053         | 1,418,328                                      | 1,181,800                                                                  | 236,528          | 1,355,500                            | 236,528          | 120%                     | 7%                               |
| 2054         | 1,503,668                                      | 1,248,800                                                                  | 254,868          | 0                                    | 1,610,368        | 120%                     | 0%                               |
| <b>Total</b> | <b>29,745,752</b>                              | <b>23,351,400</b>                                                          | <b>6,394,352</b> | <b>38,251,252</b>                    | <b>6,394,352</b> |                          |                                  |

**SOURCES AND USES OF FUNDS**

**LAFFERTY CANYON METROPOLITAN DISTRICT  
Weld County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2024
45.000 Debt Service Mills
Non-Rated, 1.20x, 30-yr. Maturity**

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	13,555,000.00
	<hr/>
	13,555,000.00
	<hr/> <hr/>

Uses:

<hr/>	
Project Fund Deposits:	
Project Fund	10,271,300.00
Other Fund Deposits:	
Capitalized Interest Fund	1,626,600.00
Debt Service Reserve Fund	<u>1,086,000.00</u>
	2,712,600.00
Cost of Issuance:	
Other Cost of Issuance	300,000.00
Underwriter's Discount:	
Other Underwriter's Discount	<u>271,100.00</u>
	<hr/>
	13,555,000.00
	<hr/> <hr/>

BOND SUMMARY STATISTICS

**LAFFERTY CANYON METROPOLITAN DISTRICT
Weld County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2024**

**45.000 Debt Service Mills**

**Non-Rated, 1.20x, 30-yr. Maturity**

|                                 |               |
|---------------------------------|---------------|
| Dated Date                      | 12/01/2024    |
| Delivery Date                   | 12/01/2024    |
| Last Maturity                   | 12/01/2054    |
| Arbitrage Yield                 | 4.000000%     |
| True Interest Cost (TIC)        | 4.138565%     |
| Net Interest Cost (NIC)         | 4.086690%     |
| All-In TIC                      | 4.296579%     |
| Average Coupon                  | 4.000000%     |
| Average Life (years)            | 23.071        |
| Duration of Issue (years)       | 14.823        |
| Par Amount                      | 13,555,000.00 |
| Bond Proceeds                   | 13,555,000.00 |
| Total Interest                  | 12,509,000.00 |
| Net Interest                    | 12,780,100.00 |
| Total Debt Service              | 26,064,000.00 |
| Maximum Annual Debt Service     | 2,334,800.00  |
| Average Annual Debt Service     | 868,800.00    |
| Underwriter's Fees (per \$1000) |               |
| Average Takedown                |               |
| Other Fee                       | 20.000000     |
| Total Underwriter's Discount    | 20.000000     |
| Bid Price                       | 98.000000     |

| <i>Bond Component</i> | <i>Par Value</i> | <i>Price</i> | <i>Average Coupon</i> | <i>Average Life</i> |
|-----------------------|------------------|--------------|-----------------------|---------------------|
| Term Bond due 2054    | 13,555,000.00    | 100.000      | 4.000%                | 23.071              |
|                       | 13,555,000.00    |              |                       | 23.071              |

|                            | TIC           | All-In TIC    | Arbitrage Yield |
|----------------------------|---------------|---------------|-----------------|
| Par Value                  | 13,555,000.00 | 13,555,000.00 | 13,555,000.00   |
| + Accrued Interest         |               |               |                 |
| + Premium (Discount)       |               |               |                 |
| - Underwriter's Discount   | (271,100.00)  | (271,100.00)  |                 |
| - Cost of Issuance Expense |               | (300,000.00)  |                 |
| - Other Amounts            |               |               |                 |
| Target Value               | 13,283,900.00 | 12,983,900.00 | 13,555,000.00   |
| Target Date                | 12/01/2024    | 12/01/2024    | 12/01/2024      |
| Yield                      | 4.138565%     | 4.296579%     | 4.000000%       |

**NET DEBT SERVICE**  
**LAFFERTY CANYON METROPOLITAN DISTRICT**  
**Weld County, Colorado**  
 ~~~  
GENERAL OBLIGATION BONDS, SERIES 2024
45.000 Debt Service Mills
Non-Rated, 1.20x, 30-yr. Maturity

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Total Debt Service</i>	<i>Capitalized Interest Fund</i>	<i>Debt Service Reserve Fund</i>	<i>Net Debt Service</i>
12/01/2025			542,200	542,200	542,200		
12/01/2026			542,200	542,200	542,200		
12/01/2027			542,200	542,200	542,200		
12/01/2028	40,000	4.000%	542,200	582,200			582,200
12/01/2029	40,000	4.000%	540,600	580,600			580,600
12/01/2030	80,000	4.000%	539,000	619,000			619,000
12/01/2031	85,000	4.000%	535,800	620,800			620,800
12/01/2032	125,000	4.000%	532,400	657,400			657,400
12/01/2033	130,000	4.000%	527,400	657,400			657,400
12/01/2034	175,000	4.000%	522,200	697,200			697,200
12/01/2035	180,000	4.000%	515,200	695,200			695,200
12/01/2036	230,000	4.000%	508,000	738,000			738,000
12/01/2037	240,000	4.000%	498,800	738,800			738,800
12/01/2038	295,000	4.000%	489,200	784,200			784,200
12/01/2039	305,000	4.000%	477,400	782,400			782,400
12/01/2040	365,000	4.000%	465,200	830,200			830,200
12/01/2041	380,000	4.000%	450,600	830,600			830,600
12/01/2042	445,000	4.000%	435,400	880,400			880,400
12/01/2043	460,000	4.000%	417,600	877,600			877,600
12/01/2044	535,000	4.000%	399,200	934,200			934,200
12/01/2045	555,000	4.000%	377,800	932,800			932,800
12/01/2046	635,000	4.000%	355,600	990,600			990,600
12/01/2047	660,000	4.000%	330,200	990,200			990,200
12/01/2048	745,000	4.000%	303,800	1,048,800			1,048,800
12/01/2049	775,000	4.000%	274,000	1,049,000			1,049,000
12/01/2050	870,000	4.000%	243,000	1,113,000			1,113,000
12/01/2051	905,000	4.000%	208,200	1,113,200			1,113,200
12/01/2052	1,005,000	4.000%	172,000	1,177,000			1,177,000
12/01/2053	1,050,000	4.000%	131,800	1,181,800			1,181,800
12/01/2054	2,245,000	4.000%	89,800	2,334,800		1,086,000	1,248,800
	13,555,000		12,509,000	26,064,000	1,626,600	1,086,000	23,351,400

BOND SOLUTION

**LAFFERTY CANYON METROPOLITAN DISTRICT
Weld County, Colorado**

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**GENERAL OBLIGATION BONDS, SERIES 2024  
45.000 Debt Service Mills  
Non-Rated, 1.20x, 30-yr. Maturity**

| <i>Period<br/>Ending</i> | <i>Proposed<br/>Principal</i> | <i>Proposed<br/>Debt Service</i> | <i>CAPI &amp; DSRF<br/>Adjustments</i> | <i>Total Adj<br/>Debt Service</i> | <i>Revenue<br/>Constraints</i> | <i>Unused<br/>Revenues</i> | <i>Debt Serv<br/>Coverage</i> |
|--------------------------|-------------------------------|----------------------------------|----------------------------------------|-----------------------------------|--------------------------------|----------------------------|-------------------------------|
| 12/01/2025               |                               | 542,200                          | (542,200)                              |                                   | 335,053                        | 335,053                    |                               |
| 12/01/2026               |                               | 542,200                          | (542,200)                              |                                   | 536,141                        | 536,141                    |                               |
| 12/01/2027               |                               | 542,200                          | (542,200)                              |                                   | 637,949                        | 637,949                    |                               |
| 12/01/2028               | 40,000                        | 582,200                          |                                        | 582,200                           | 702,853                        | 120,653                    | 120.72370%                    |
| 12/01/2029               | 40,000                        | 580,600                          |                                        | 580,600                           | 702,853                        | 122,253                    | 121.05639%                    |
| 12/01/2030               | 80,000                        | 619,000                          |                                        | 619,000                           | 745,265                        | 126,265                    | 120.39816%                    |
| 12/01/2031               | 85,000                        | 620,800                          |                                        | 620,800                           | 745,265                        | 124,465                    | 120.04906%                    |
| 12/01/2032               | 125,000                       | 657,400                          |                                        | 657,400                           | 790,220                        | 132,820                    | 120.20390%                    |
| 12/01/2033               | 130,000                       | 657,400                          |                                        | 657,400                           | 790,220                        | 132,820                    | 120.20390%                    |
| 12/01/2034               | 175,000                       | 697,200                          |                                        | 697,200                           | 837,874                        | 140,674                    | 120.17695%                    |
| 12/01/2035               | 180,000                       | 695,200                          |                                        | 695,200                           | 837,874                        | 142,674                    | 120.52268%                    |
| 12/01/2036               | 230,000                       | 738,000                          |                                        | 738,000                           | 888,386                        | 150,386                    | 120.37752%                    |
| 12/01/2037               | 240,000                       | 738,800                          |                                        | 738,800                           | 888,386                        | 149,586                    | 120.24717%                    |
| 12/01/2038               | 295,000                       | 784,200                          |                                        | 784,200                           | 941,929                        | 157,729                    | 120.11340%                    |
| 12/01/2039               | 305,000                       | 782,400                          |                                        | 782,400                           | 941,929                        | 159,529                    | 120.38973%                    |
| 12/01/2040               | 365,000                       | 830,200                          |                                        | 830,200                           | 998,685                        | 168,485                    | 120.29451%                    |
| 12/01/2041               | 380,000                       | 830,600                          |                                        | 830,600                           | 998,685                        | 168,085                    | 120.23658%                    |
| 12/01/2042               | 445,000                       | 880,400                          |                                        | 880,400                           | 1,058,846                      | 178,446                    | 120.26876%                    |
| 12/01/2043               | 460,000                       | 877,600                          |                                        | 877,600                           | 1,058,846                      | 181,246                    | 120.65247%                    |
| 12/01/2044               | 535,000                       | 934,200                          |                                        | 934,200                           | 1,122,617                      | 188,417                    | 120.16880%                    |
| 12/01/2045               | 555,000                       | 932,800                          |                                        | 932,800                           | 1,122,617                      | 189,817                    | 120.34915%                    |
| 12/01/2046               | 635,000                       | 990,600                          |                                        | 990,600                           | 1,190,214                      | 199,614                    | 120.15081%                    |
| 12/01/2047               | 660,000                       | 990,200                          |                                        | 990,200                           | 1,190,214                      | 200,014                    | 120.19934%                    |
| 12/01/2048               | 745,000                       | 1,048,800                        |                                        | 1,048,800                         | 1,261,867                      | 213,067                    | 120.31529%                    |
| 12/01/2049               | 775,000                       | 1,049,000                        |                                        | 1,049,000                         | 1,261,867                      | 212,867                    | 120.29235%                    |
| 12/01/2050               | 870,000                       | 1,113,000                        |                                        | 1,113,000                         | 1,337,819                      | 224,819                    | 120.19935%                    |
| 12/01/2051               | 905,000                       | 1,113,200                        |                                        | 1,113,200                         | 1,337,819                      | 224,619                    | 120.17775%                    |
| 12/01/2052               | 1,005,000                     | 1,177,000                        |                                        | 1,177,000                         | 1,418,328                      | 241,328                    | 120.50364%                    |
| 12/01/2053               | 1,050,000                     | 1,181,800                        |                                        | 1,181,800                         | 1,418,328                      | 236,528                    | 120.01420%                    |
| 12/01/2054               | 2,245,000                     | 2,334,800                        | (1,086,000)                            | 1,248,800                         | 1,503,668                      | 254,868                    | 120.40900%                    |
|                          | 13,555,000                    | 26,064,000                       | (2,712,600)                            | 23,351,400                        | 29,602,616                     | 6,251,216                  |                               |

## EXHIBIT F

### Form of Disclosure

1. Name of District: Lafferty Canyon Metropolitan District.
2. Powers of the District as authorized by Section 32-1-1004, Colorado Revised Statutes, and the District's Service Plan as of the time of this filing: The District has the authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District as such power and authority is described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth in the Service Plan.
3. The District's Service Plan, approved on \_\_\_\_\_, by the Town of Erie, State of Colorado, which can be amended from time to time, includes a description of the District's powers and authority. A copy of the District's Service Plan is available from the Division of Local Government.
4. Lafferty Canyon Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. The maximum debt service mill levy authorized under the District's Service Plan is 10 mills, and the maximum operations and maintenance mill levy authorized under the District's service plan is 10 mills, subject to permitted adjustments based on changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement. Voter approval for the imposition of these taxes under section 20 of article X of the Colorado Constitution has been obtained. Information concerning directors, management, meetings, elections and current taxes are provided annually in the Notice to Electors described in Section 32-1-809(1), Colorado Revised Statutes, which can be found at the District office, on the District's website, on file at the division of local government in the state department of local affairs, or on file at the office of the clerk and recorder of each county in which the special district is located.
5. Lafferty Canyon Metropolitan District is not authorized to impose any rate, fee, charge, assessment or exaction and shall not utilize any rate, fee, charge, assessment or exaction imposed by any public or private entity without written consent of the Town or as otherwise expressly authorized in the Service Plan. Lafferty Canyon Metropolitan District may impose fees to cover the costs of the provision of the following services within the District: covenant enforcement; design review services, and operation and maintenance services including without limitation landscaping and snow removal, and ditch irrigation systems and drainage facilities.

## EXHIBIT G

Form of Intergovernmental Agreement between District and Erie

### INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF ERIE COLORADO AND LAFFERTY CANYON METROPOLITAN DISTRICT

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into by and between the **Town of Erie**, a municipal corporation of the State of Colorado (“Town”), and **Lafferty Canyon Metropolitan District**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”).

#### RECITALS

WHEREAS, the District were organized to provide those services and to exercise powers as are more specifically set forth in the District’s Service Plan dated \_\_\_\_\_, 2023, as amended from time to time by Town approval (“Service Plan”); and

WHEREAS, the Service Plan and Section 9-4-6 of the Town Code requires the execution of an intergovernmental agreement between the Town and the District; and

WHEREAS, the Town and the District have determined it to be in their best interests to enter into this Intergovernmental Agreement;

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

#### COVENANTS AND AGREEMENTS

1. Incorporation by Reference. The Service Plan and Title 9, Chapter 4 of the Town Code (the “Special District Code”) are hereby incorporated in this agreement by this reference. The District agrees to comply with all provisions of the Service Plan and the Special District Code.

2. Enforcement. The parties agree that this agreement may be enforced in law, or in equity for injunctive, or other appropriate relief. The parties also agree that this agreement may

be enforced pursuant to Section 32-1-207, C.R.S. and other provisions of Title 32, Article 1, C.R.S., granting rights to municipalities or counties approving a service plan of a special district.

3. Delivery of Strategic Priorities. The District and the Town acknowledge that as part of the consideration for approval of the Service Plan the proponents of the District agreed to deliver a number of voluntary public benefits to meet strategic priorities of the Town as detailed in **Exhibit A** attached hereto (the “Strategic Priorities”). The District hereby agrees that it shall not issue any Debt or impose a mill levy for the purposes of paying debt until a commitment to deliver the Strategic Priorities is secured in a form acceptable to the Town, which acceptance shall not be unreasonably withheld. For the Strategic Priorities to be delivered by one or more developers within the District, each such developer must either enter into a development agreement with the Town under the developer’s applicable Approved Development Plan, which agreement must legally obligate the developer to deliver Strategic Priorities, or must provide satisfactory evidence to the Town of its commitment to deliver such Strategic Priorities.

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

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

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

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

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

9. Assignability. Neither the Town nor the District shall assign their rights or delegate their duties hereunder without the prior written consent of the other party.

10. Notices. All notices, certificates or other communications hereunder shall be sufficiently given and shall be deemed given when given by hand delivery, overnight delivery, mailed by certified or registered mail, postage prepaid, delivered electronically (if confirmed



promptly telephonically) or dispatched by telegram or teletype (if confirmed promptly telephonically), addressed to the following address or at such other address or addresses as any party hereto shall designate in writing to the other party hereto:

Town of Erie  
P.O. Box 750  
Erie, Colorado 80516

Lafferty Canyon Metropolitan District  
c/o White Bear Ankele Tanaka & Waldron  
2154 E. Commons Ave., Suite 2000  
Centennial, Colorado 80122  
Attn: Zachary P. White, Esq.  
303-858-1800  
zwhite@wbapc.com

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

LAFFERTY CANYON METROPOLITAN DISTRICT

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

ATTEST:

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

**TOWN OF ERIE, COLORADO**

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

ATTEST:

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

Town Clerk

## Exhibit A

### IGA Between District and Town

#### Strategic Priority Commitments

**Attainable housing (A)** – Commitment to 20% of the units are multifamily (on new townhome site on Tract P)

**Affordable Housing (D)** – Commitment to contribute the Town the sum of \$450,000 for the Town's use towards its affordable housing program. These funds shall first be applied to providing affordable housing within the Project. If the Town determines that the funds are not usable within the Project, then the Town may use the funds for other affordable housing projects within the Town at its own discretion. These funds shall be paid by the Developer within 30 days of the first successful bond issuance for the District. The parties agree that the funds shall not come from restricted public funds but from private funds provided by the Developer.

**Sustainability Outcomes (C) & (D)** – Commitment to require builder to install solar panels to meet a portion of energy needs, 50% of needs per Policy requirements, and require builder to pre-wire garages for electric car charging stations.

**Enhanced Water Conservation (A), (B), & (C)** – Commitment to require builder to install 1.5 gpm showerheads and dual flush toilets., lead detection system, and to use reasonable intent to install high efficiency irrigation nozzles.

**Mobility and Connectivity (C)** – Commitment to connectivity of trails and to local elementary school.

**Oil and Gas (A)** – Commitment to cause the oil and gas wells known as Canyon Creek 33-13 and Canyon Creek 43-13, located within Tract P of Canyon Creek Subdivision Filing No. 8 to be plugged and abandoned. These wells shall be plugged and abandoned by the operator in conformance with Town Code and shall result in the related existing oil and gas operations area to cease production.

Commitment to monitor the wells by the District for a minimum of 5 years.

**Other** – Commitment to preserve as many existing trees as possible in the south east portion of Canyon Creek Subdivision Filing 8.