

**CITY OF GRAND JUNCTION, COLORADO**  
**RESOLUTION NO. 19-18**  
**A RESOLUTION APPROVING THE SERVICE PLAN FOR THE LOWELL VLLAGE**  
**METROPOLITAN DISTRICT**

A. Pursuant to §32-1-204.5, C.R.S., as amended, a Service Plan ("**Service Plan**") for the proposed Lowell Village Metropolitan District ("**District**") has been submitted to the City Council ("**Council**") of the City of Grand Junction, Colorado ("**City**"). A copy of the **Service Plan** is attached hereto as Exhibit "A".

B. Pursuant to the provisions of Title 32, Article 1, Colorado Revised Statutes (C.R.S.), as amended, and the Grand Junction Municipal Code ("GJMC") on March 7, 2018 the Council scheduled a public hearing on the **Service Plan** for March 21, 2018.

C. Notice of the hearing before the Council on March 21, 2018 was duly published in the *Daily Sentinel*, a newspaper of general circulation within the City, on February 26, 2018 (minimum 20 days prior to hearing), as required by law, and forwarded to the petitioners, others entitled to postcard or letter notice, the Department of Local Affairs, and the governing body of each municipality and Title 32 Special District that has levied *ad valorem* tax within the next preceding tax year and that has boundaries within a radius of three miles of the District.

D. The Council has considered the **Service Plan** and all other testimony and evidence presented at the hearing.

E. The Council finds that the **Service Plan** shall be approved with the following conditions which shall be met prior to the Metropolitan District Service Plan becoming effective, as permitted by Sections 32-1-203(2) and 32-1-204.5(1)(a), C.R.S., as amended. For purposes of this Resolution, the effective date is the date which the election results are accepted/certified by the Colorado Department of Local Affairs:

- 1) Revise legal description and boundary map within the **Service Plan** so that each correlate to the other and accurately depict the location of the services to be provided and an accurate map of Areas of Operations and Maintenance that clearly shows the area(s) within which the services will be provided by the District and whether the area(s) are within or outside the District Boundaries; and,
- 2) An Approved Development Plan be on file with the City; and,
- 3) An Intergovernmental Agreement and such other agreement(s) as deemed necessary or required and in a form(s) acceptable to the City describing the performance of any services (*e.g.* water acquisition, treatment and delivery; transportation systems; road and drainage systems; and recreation facilities, parks and open space) by and between the proposed District and the City that is to be allowed by the **Service Plan**.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

1. The Council hereby determines that all of the requirements of Title 32, Article 1, Part 2, C.R.S., as amended, relating to the filing of the **Service Plan** for the District have been fulfilled and that notice of the hearing was given in the time and manner required by law.

2. The Council further determines that all pertinent facts, matters and issues were submitted at the public hearing; that all interested parties were heard or had the opportunity to be heard and that evidence satisfactory to the Council of each of the following was presented:

(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District;

(b) The existing service in the area to be served by the proposed District is inadequate for present and projected needs;

(c) The proposed District is capable of providing economical and sufficient service to the area within the proposed boundaries; and

(d) The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

3 This Resolution shall be filed in the records of the City and a copy thereof submitted to the petitioners for the District for filing in the District Court of Mesa County, Colorado.

4. All prior resolutions or any parts thereof, to the extent that they are inconsistent with this Resolution, are hereby rescinded.

**PASSED, ADOPTED AND APPROVED** this 21st day of March 2018.



Bennett Boeschstein, Mayor *Pro Tem*

ATTEST:



Wanda Winkelmann, City Clerk



**SERVICE PLAN**  
**FOR**  
**LOWELL VILLAGE METROPOLITAN DISTRICT**  
**CITY OF GRAND JUNCTION**  
**MESA COUNTY, COLORADO**

Prepared by:

**DEVELOPER**

Jeremy Nelson, Managing Member, Downtown Grand Junction REgeneration LLC

**OWNER'S REPRESENTATIVE**

Christopher Bremner, Founding Principal, Freeheel Development Services LLC

**ATTORNEY**

Pete Smith, Attorney At Law, Pete Smith Law LLC

March 21<sup>st</sup>, 2018

**LIST OF EXHIBITS**

<b>EXHIBIT A</b>	District Boundary Map and Legal Description
<b>EXHIBIT B</b>	Vicinity Map
<b>EXHIBIT C</b>	Site Improvements
<b>EXHIBIT D</b>	Areas of Operations and Maintenance
<b>EXHIBIT E</b>	Cost Estimates
<b>EXHIBIT F</b>	Financial Plan
<b>EXHIBIT G</b>	Sample Disclosure Statement to Purchasers

## **I. INTRODUCTION**

### **a. Purpose and Intent.**

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

### **b. Need for the District.**

There are currently no other governmental entities, including the City, 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, financing, operation and maintenance 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. It is also necessary in order to not burden the City or the surrounding neighborhoods with the additional maintenance and operation costs associated with the development of the parcel.

### **c. Objective of the City Regarding District's Service Plan.**

The City's objective in approving the Service Plan is to authorize the District to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment and financing of the Public Improvements from the proceeds of Debt to be issued by the District and other legally available revenues of the District. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy and/or Fees. Debt which is issued within these parameters and, as further described in the Financial Plan, will insulate property owners from excessive tax and Fee burdens to support the servicing of the Debt and will result in a timely and reasonable discharge of the Debt.

The primary purpose of the District is to provide for the Public Improvements associated with development and, if applicable, regional needs, and operate and maintain Public Improvements not conveyed to the City, other appropriate jurisdiction or an owners' association. 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. Under no circumstance(s) is the City agreeing or undertaking to be financially responsible for the Debt or the construction of Public Improvements.

## **II. DEFINITIONS**

In this Service Plan, the following terms shall have the meanings indicated below, unless

the context hereof clearly requires otherwise:

Approved Development Plan: means an Approved Preliminary Plan as approved by the City pursuant to City Code(s) that, among other things, identifies Public Improvements necessary for facilitating development of property within the District.

Board: means the board of directors of the District.

Board of Trustees: means the Board of Trustees of the City of Grand Junction.

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

City: means the City of Grand Junction, Colorado.

DDA: means the Grand Junction Downtown Development Authority in Grand Junction Colorado.

Developer: means Downtown Grand Junction REgeneration LLC, Colorado limited liability company or a successor entity..

District: means Lowell Village Metropolitan District.

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

District Boundary Map: means the map attached hereto as **Exhibit A**, depicting the District's boundaries.

Fees: means any fee imposed and/or received by the District for services, programs or facilities provided by the District.

Financial Plan: means the Financial Plan described in Section VI which describes

(i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

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

Project: means the development or property commonly referred to as "R-5 Redevelopment Site, Undeveloped Land for Townhomes Portion" in the executed Purchase and Sale Agreement between the DDA and the Developer.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed as generally described in the Special District Act, except as specifically limited in Section V

below, to serve the future taxpayers and inhabitants of the District as determined by the Board.

Service Area: means the area legally described and depicted on the map attached hereto as **Exhibit A**.

Service Plan: means this Service Plan for the District approved by City Council.

Service Plan Amendment: means an amendment to the Service Plan approved by the Board of Trustees in accordance with applicable 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 subject to *ad valorem* taxes imposed by the District.

Total Debt Issuance Limit: means the maximum amount of general obligation Debt the District may issue, which amount shall be One Million Six Hundred Thousand Dollars (\$1,600,000).

### **III. BOUNDARIES**

The initial District Boundaries include approximately 1.64 acres. A legal description of the District Boundaries and a map of the District Boundary is attached hereto as **Exhibit A**. A vicinity map is attached hereto as **Exhibit B**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, C.R.S., and Section 32-1-501, *et seq.*, C.R.S., subject to the limitations set forth in Article V below.

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

The Project consists of approximately 1.64 acres of residential land. Based on a January 2017 appraisal, the current assessed valuation of property within the District is approximately \$55,595.00 for purposes of this Service Plan and, at build-out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately ninety (90) people based on projected market demand.

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

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

### a. Types of Improvements.

The District shall have the power and authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation and maintenance of Public Improvements 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. Without limiting the foregoing, following is a general description of the types of Public Improvements and services the District shall be authorized to provide. The proposed types of improvements, but not limited to, is attached hereto as **Exhibit C**.

1. Street Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain street and roadway improvements including, but not limited to, related landscaping, curbs, gutters, sidewalks, culverts and other drainage facilities, pedestrian ways, bridges, overpasses, interchanges, signage, median islands, alleys, parking facilities, paving, lighting, grading and irrigation structures, and fiber optic cable conduit, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that street improvements not conveyed to the City, other appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

2. Water Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain potable, non-potable and irrigation water systems including, but not limited to, transmission lines, distribution mains and laterals, storage and treatment facilities, water right acquisition, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that water improvements not conveyed to the City, other appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

3. Sanitation Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain sanitation improvements including, but not limited to, sanitary sewer transmission lines, wastewater treatment, storm drainage, detention/retention ponds, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that sanitation improvements not conveyed to the City, other appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

4. Safety Protection Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain traffic and safety controls and devices on streets, highways and railroad crossings including, but not limited to, signalization, signage and striping, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that safety protection improvements not conveyed to the City, other



appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

5. Park and Recreation Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain park and recreation facilities and programs including, but not limited to, parks, pedestrian ways, bike paths, bike storage facilities, signage, interpretive kiosks and facilities, open space, landscaping, cultural activities, community centers, recreational centers, water bodies, wildlife preservation and mitigation areas, irrigation facilities, playgrounds, pocket parks, swimming pools, and other active and passive recreational facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that park and recreation improvements not conveyed to the City, other appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

6. Transportation Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain a system to transport the public by bus, rail or any other means of conveyance, or any combination thereof, including, but not limited to, bus stops and shelters, park-and-ride facilities, parking facilities, bike storage facilities, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that transportation improvements not conveyed to the City, other appropriate jurisdiction or an owners' association, if any, may be owned and maintained by the District.

7. Mosquito Control. The District shall have the power to provide for the eradication and control of mosquitos, including but not limited to elimination or treatment of breeding grounds and the purchase, lease, contracting or other use of equipment or supplies for mosquito control.

8. Fire Protection. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop and (on a supplemental basis) operate and maintain improvements for fire protection and emergency response services, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities. It is anticipated that fire protection and emergency response services will be provided to the Project by the City or other appropriate jurisdiction, but not the District.

9. Television Relay and Translation Improvements. The District shall have the power and authority to plan, design, acquire, construct, install, relocate, redevelop, operate and maintain television relay and translation facilities and programs, together with all necessary, incidental and appurtenant facilities, land and easements, and all extensions of and improvements to said facilities.

b. Other Powers.

Operations and Maintenance. The District shall be authorized to operate and maintain Public Improvements not conveyed to the City or other governmental entities having proper jurisdiction in a manner consistent with the Approved Preliminary Plan. Although it is anticipated that the

District will not operate and maintain public street improvements, the District is expressly authorized, but not obligated, to supplement such operations and maintenance to the extent that the Board in its sole discretion may determine is appropriate. With respect to any Public Improvements which remain under District ownership, if any, the District shall be authorized to enter into one or more agreements with owners' associations pursuant to which an owners' association may operate and maintain such Public Improvements. The proposed types of operations and maintenance, includes but is not limited too, is attached hereto as **Exhibit D**.

1. Security Services. Subject to the provisions of Section 32-1-1004(7), C.R.S., the District shall have the power to furnish security services within the District.

2. Covenant Enforcement. Subject to the provisions of Section 32-1-1004(8), C.R.S., the District shall have the power to furnish covenant enforcement and design review services within the District.

3. Phasing; Deferral. Except as may be limited herein, the District shall have the right, without having to amend this Service Plan, to defer, delay, reschedule, re-phase or restructure the financing and/or construction of the Public Improvements to accommodate the pace of development within the Project, resource availability and the funding capability of the District.

4. Service Plan Amendment. The District shall have the authority to amend or modify this Service Plan, as needed, subject to the applicable statutory procedures.

5. Additional Services. Except as specifically provided herein, the District shall be authorized to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

6. Subdistricts. The District shall have the authority pursuant to Section 32-1-1101(1)(f), C.R.S., and Sections 32-1-1101(1.5)(a)-(e), C.R.S., to divide the District into one or more areas consistent with the services, programs and facilities to be furnished therein. The exercise of such authority shall not be deemed a material modification of this Service Plan.

7. Special Improvement District. The District shall have the authority pursuant to Section 32-1-1101.7, C.R.S., to establish one or more special improvement districts within the boundaries of the District, including the power to levy assessments.

8. Intergovernmental Agreements. At such time as the District has been recognized as a governmental agency under Colorado law, the District shall then have the authority to enter into such intergovernmental agreements as may be necessary to perform the functions for which the District has been organized, including the provision of Public Improvements required by any Approved Development Plan. Furthermore, it is the intent of the District to enter into such intergovernmental agreements as may be necessary to perform the functions for which the District has been organized including the provision of Public Improvements required by any Approved Development Plan.

c. Construction Standards Limitation. The District will ensure that the Public Improvements are designed and constructed in accordance with the applicable standards and

specifications of the City and of other governmental or non-governmental entities having proper jurisdiction consistent with the Approved Preliminary Plan. Where such standards and specifications may not be optimal given the project type, context, or constraints, the District will ensure that any variances from said standards and specifications are subject to the applicable variance procedures of the City and of other governmental or non-governmental entities having proper jurisdiction. The District will obtain the City's approval of civil engineering plans and will obtain applicable permits for construction and installation of Public Improvements prior to performing such work. The conveyance of Public Improvements shall be subject to applicable acceptance procedures of the City and of other governmental or non-governmental entities having proper jurisdiction.

d. Inclusion Limitation. The District shall not include within any its boundaries any property outside the Service Area without the prior written consent of the City except upon petition of the fee owner or owners of one hundred percent (100%) of such property as provided in Section 32-1-401(1)(a), C.R.S.

e. Total Debt Issuance Limitation. The District shall not issue Debt in excess of the Total Debt Issuance Limit; provided, however, any refunding Debt shall not count against the Total Debt Issuance Limit. Any Debt, issued with a pledge or which results in a pledge, that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the City as part of a Service Plan Amendment.

f. Estimate of Public Improvement Costs. The District shall have the authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance and financing of the Public Improvements within and adjacent to the boundaries of the District, to be more specifically defined in a Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the District and is approximately One Million Six Hundred Thousand Dollars (\$1,600,000.00) in 2017 dollars, as further described in **Exhibit E**. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements or that construction should reasonably qualify for variances from said requirements subject to the applicable variance procedures of the City and of other governmental or non-governmental entities having proper jurisdiction. Actual Public Improvements to be constructed and their costs may vary, and increase or decrease the costs of any category of Public Improvements to serve the Project as development occurs without the necessity of amending this Service Plan. Costs for development will be based on the Approved Development Plan and associated Development Improvements Agreement (DIA) rather than the initial cost estimate of the Metropolitan District Service Plan.

## **VI. FINANCIAL PLAN**

a. General.

The District shall be authorized to provide for the planning, design, acquisition,

construction, installation, relocation and/or redevelopment of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed the Total Debt Issuance Limit 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 bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general *ad valorem* taxes to be imposed upon all Taxable Property of the District (and associated specific ownership tax revenues) and Fees. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. The Financial Plan attached hereto as **Exhibit F** provides hypothetical assumptions for financing the Public Improvements and is provided for illustrative purposes only. Subject to the limitations set forth herein, the District shall be permitted to issue Debt on a schedule and in such years as the District determines shall meet the needs of the District and phased to serve development as it occurs.

Prior to the issuance of Debt, it is anticipated that the Developer may advance funds, and/or contractual or in-kind services to the District to pay the organizational costs of the District and costs for constructing and installing Public Improvements. The District shall be authorized to reimburse such Developer advances with interest from Debt proceeds or other legally available revenues.

b. Maximum Voted Interest Rate and Maximum Underwriting Discount.

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

c. Maximum Debt Mill Levy.

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

1. For any District Debt which exceeds fifty percent (50%) of the District’s assessed valuation, the Maximum Debt Mill Levy for such Debt shall be sixty-five (65) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VI.C.2 below; provided that if, on or after January 1, 2018, 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, 2018, are neither diminished nor

enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

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

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

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

d. Debt Repayment Sources.

The District may impose a mill levy as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(I), C.R.S., as amended from time to time. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy, except as provided in Section VI.C.2 above.

e. Security for Debt.

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

f. District's Operating Costs.

The estimated cost of acquiring land, engineering and planning services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be approximately One Hundred Thousand Dollars (\$100,000), which will be eligible for reimbursement from Debt proceeds.

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

constructed and maintained. The first year's operating budget is estimated to be approximately Fifty Thousand Dollars (\$50,000) which is anticipated to be derived from property taxes and other revenues.

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

It is anticipated that the Developer may advance funds and/or contractual or in-kind services to the District to pay its operating costs until such time as the District has sufficient revenue from its operation and maintenance mill levy. The District shall be authorized to reimburse the Developer for such advances with interest.

## **VII. ANNUAL REPORT**

### a. General.

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

### b. Annual Reporting Requirements.

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

1. Boundary changes made or proposed to the District's boundaries as of December 31 of the prior year.
2. Intergovernmental Agreements either entered into or proposed as of December 31 of the prior year.
3. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.
4. Status of the District's construction of the Public Improvements as of December 31 of the prior year.
5. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.
6. The assessed valuation of the District for the current year.
7. Current year budget.
8. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

## **VIII. DISCLOSURE TO PURCHASERS**

The District will record or cause to be recorded against property within the District information regarding the District, including its authority to impose and collect property taxes, rates, fees, tolls and charges. The District will disclose to all potential purchasers of real property that the property is in a special taxing district and where the purchaser can obtain information online about the District's ability to impose and collect property taxes, rates, fees, tolls and charges per the sample disclosure statement to purchasers in **Exhibit G**. These disclosure protocols exceed current disclosure requirements of C.R.S. Section 38-35.7-101 (at the time of this writing) that only require disclosure that the subject property *may* be in a special taxing district and where the purchaser can obtain information to confirm whether the property is in fact in a special taxing district.

## **IX. DISSOLUTION**

In no event shall the District be dissolved 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. The District shall only 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. However, if the District has authorized operation/maintenance functions under this Service Plan, or if by agreement with the City it is desired that the District shall continue to exist, then the District shall continue to exist and shall not dissolve but shall retain the power necessary to impose and collect taxes or fees to pay for the cost of operation and maintenance and/or to perform the agreement(s) with the City; upon satisfaction of any agreement(s) with the City the District may then dissolve.

## **X. MODIFICATION**

Material modifications of the Service Plan as originally approved may be made by the governing body of the District only by petition to and approval by City Council that has adopted a resolution of approval of the District pursuant to CRS sections 32-1-204.5 or 32-1-204.7 in substantially the same manner as is provided for the approval of the original Service Plan. Such approval of modifications shall be required only with regard to changes of a basic or essential nature, including but not limited to the following: a) any addition to the types of services provided by the District; b) any decrease in the level of services provided by the District; c) any decrease in the financial ability of the District to discharge any existing or proposed indebtedness; or d) any decrease in the existing or projected need for organized service in the existing or proposed District boundaries.

## **XI. INCORPORATION OF CITY APPROVAL IN SERVICE PLAN**

This Service Plan for the District, as approved by City Council, shall be the terms by which the District shall operate.

## **XII. CONCLUSION**

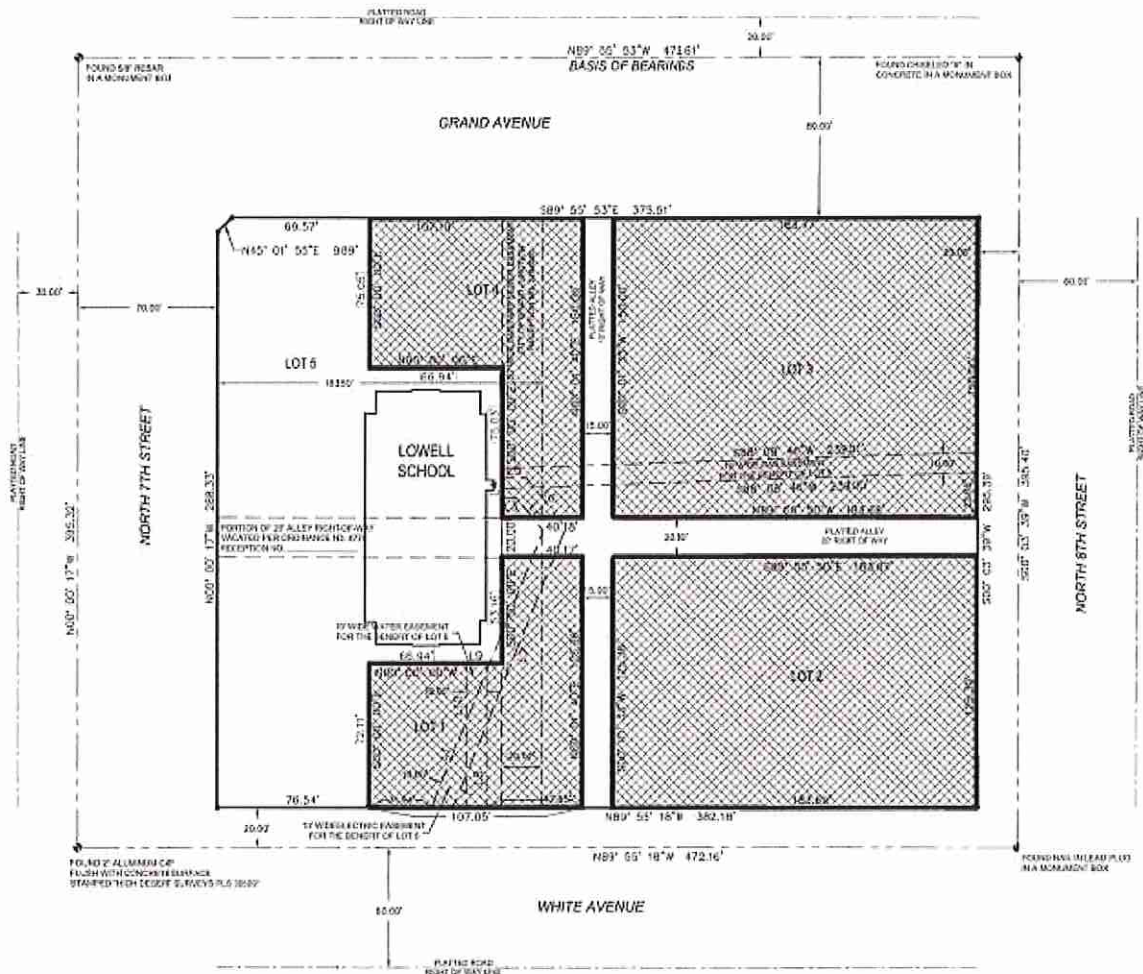
It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is inadequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.



## EXHIBIT A

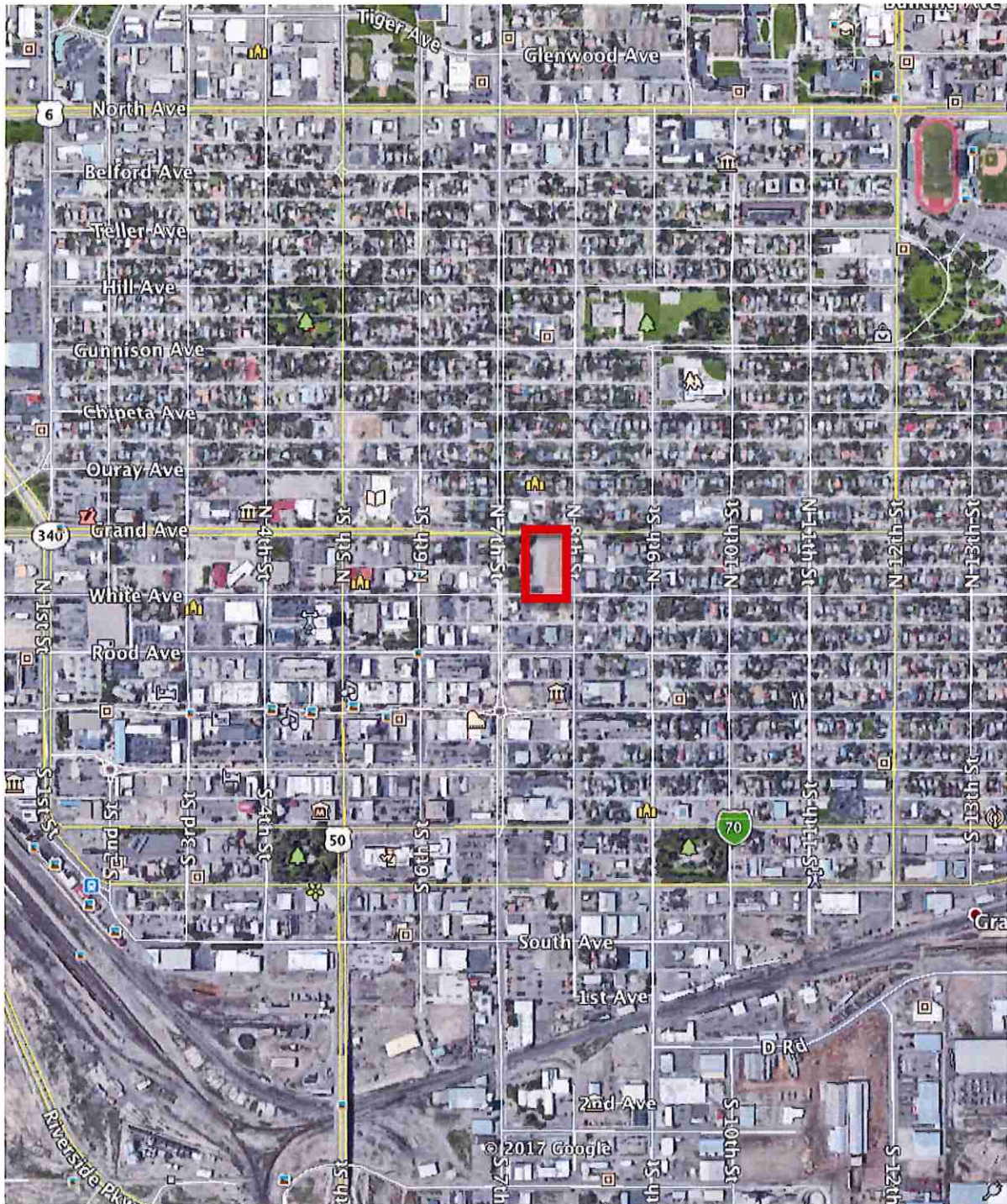
### District Boundary Map and Legal Description



Legal Description: Lots 1-4, Block 84, Plat of Resurvey of Second Division of City of Grand Junction, Plat Book 2, Page 37 Located within the SE 1/4 of Section 14, Township 1 South, Range 1 West, Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado.

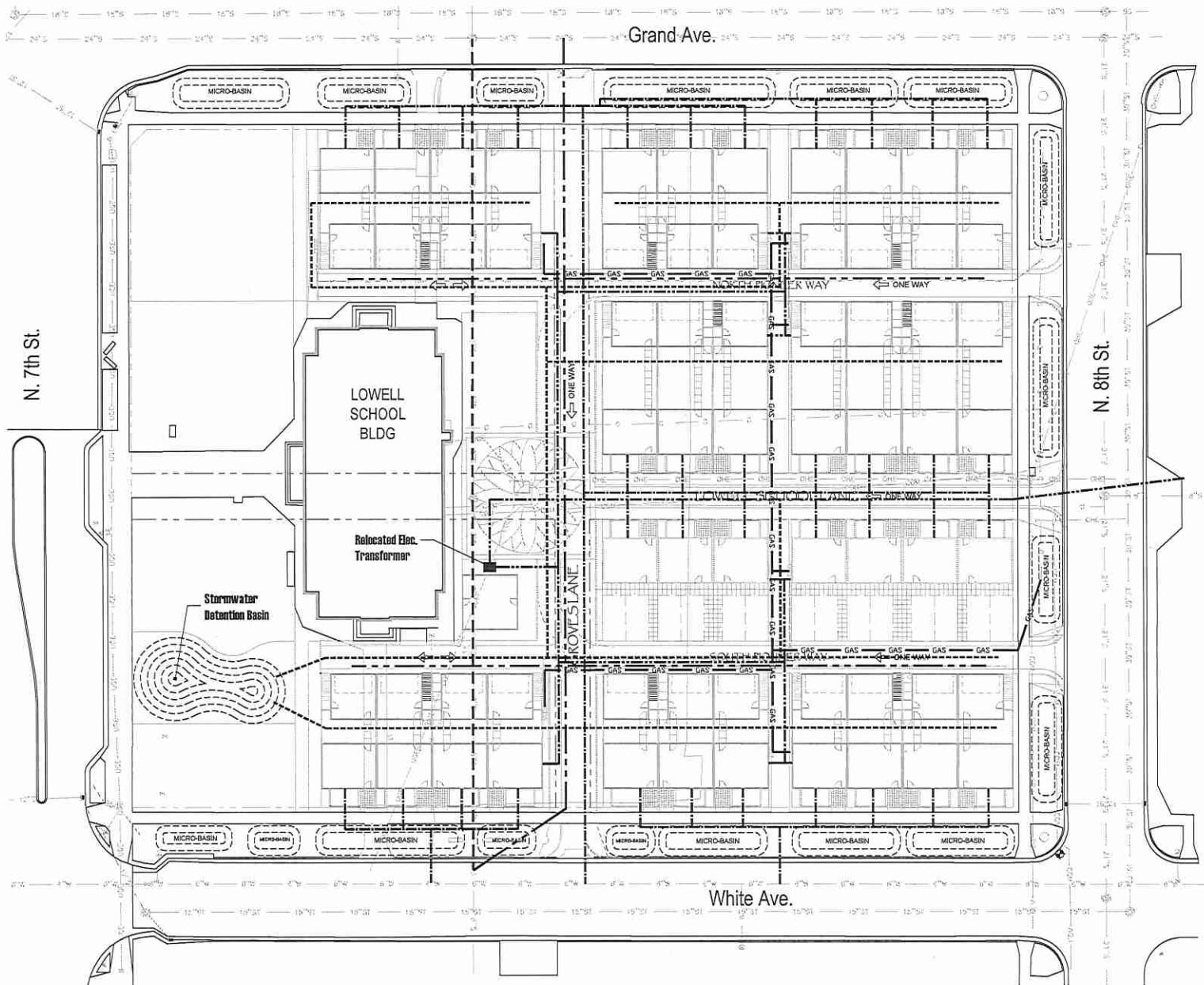
# EXHIBIT B

## Vicinity Map



**EXHIBIT C**

**Site Improvements**



## Proposed Site Improvements: Utilities

- Ex. 8" San. Sewer Line to be Abandoned (Phase 2) - 362 lf
- Pr. San. Sewer Line (Phase 2)  
8": 815 feet  
4" Services: 301 feet  
48" Dia MH: 8
- Pr. Water Line  
8": 349 feet  
6": 210 feet  
Water Service: 1816 feet  
Meter Gang Boxes: 6  
Individual Meters: 15
- Pr. Storm Sewer Line  
15": 282 feet  
12": 204 feet  
10": 998 feet  
City Area Inlets: 10  
Yard Inlets: 7
- GAS --- Pr. Gas Line - 616 lf
- Proposed Electric Line - 965 lf & Communications Line - 965 lf
- Off-Site Stormwater Detention  
1 Stormwater Detention Basin  
18 Micro-Basins

\*Note: All proposed utilities to be underground.

Grand Ave.

N. 7th St.

LOWELL SCHOOL BLDG

N. 8th St.

White Ave.

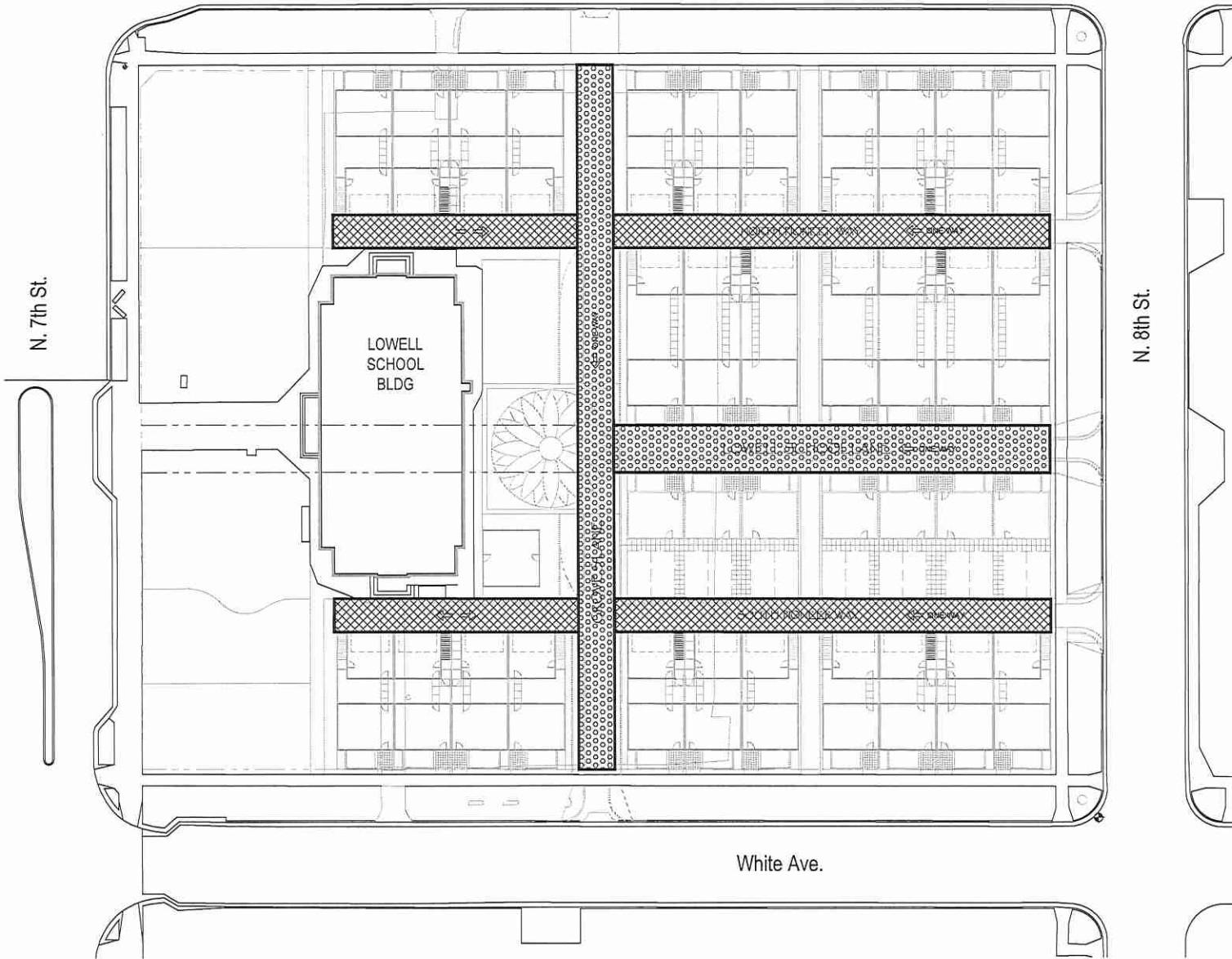
### Proposed Site Improvements: Roadways



Private Drives:  
North Pioneer Way: 14' W x 286' L  
South Pioneer Way: 14' W x 286' L  
Total Public Alley: 572' L



Public Alleys:  
Lowell School Lane: 20' W x 183' L  
(Curb/Gutter/Sidewalk on Each Side)  
Groves Lane: 15' W x 234' L  
(No Curb/Gutter; Sidewalk on One Side)  
Total Public Alley: 417' L



**EXHIBIT D**

**Areas of Operations and Maintenance**

Grand Ave.

N. 7th St.

LOWELL SCHOOL BLDG

ONE WAY

LOWELL SCHOOL LANE ONE WAY





GROVE SLANE

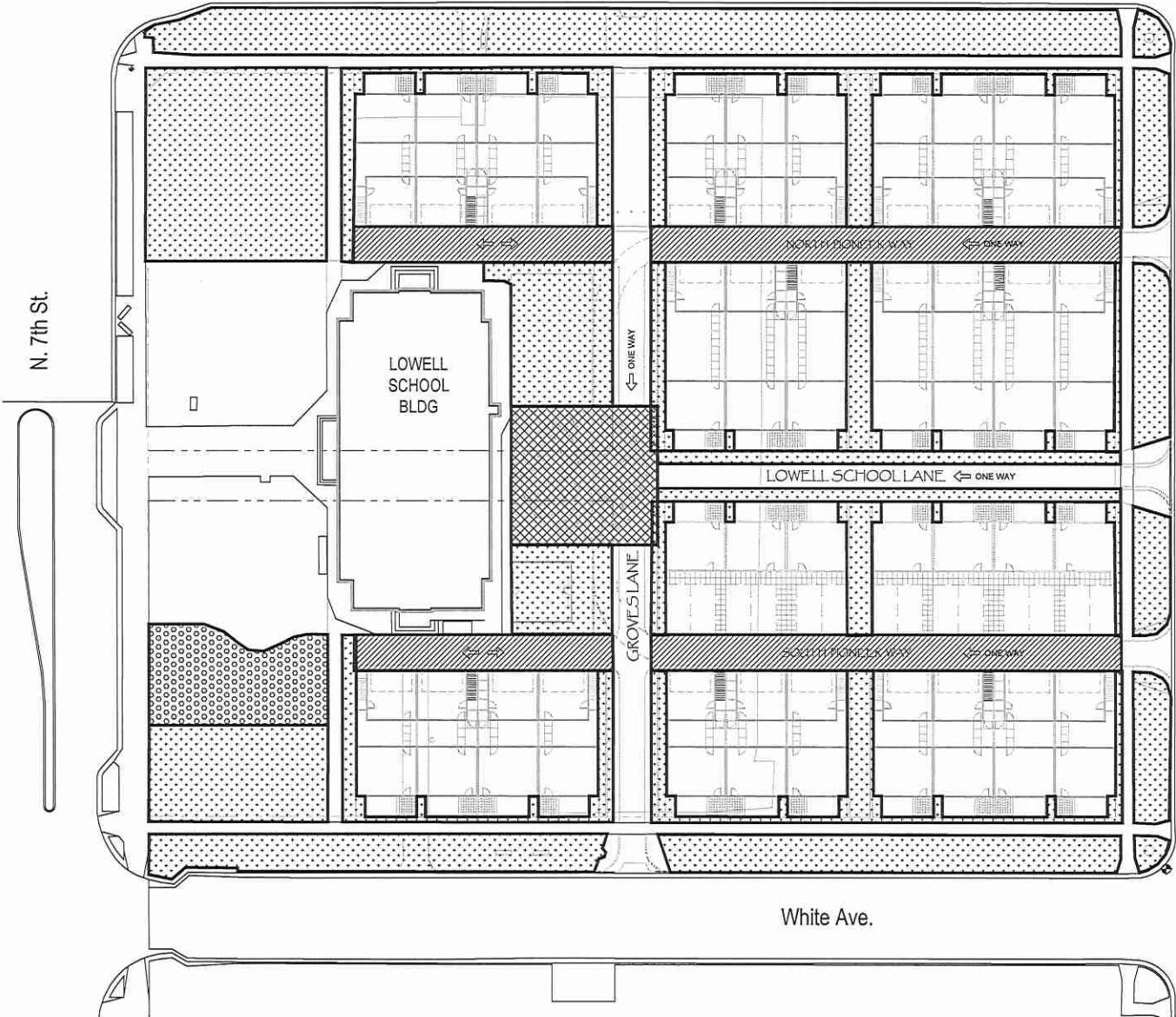
SOUTH BOUND ONE WAY

White Ave.

N. 8th St.

### Proposed Areas of Operations & Maintenance

-  Landscaping / Community Gardens
-  Stormwater Detention
-  Private Drives
-  Community Event Space



## EXHIBIT E

### Cost Estimates

DESCRIPTION	TOTAL COST
Planning	\$ 45,000.00
Environmental Consult. SWMP	\$ 8,000.00
Civil Engineering	\$ 54,721.00
Survey	\$ 9,450.00
Soil Engineering	\$ 53,296.62
Construction Management	\$ 61,444.08
Legal	\$ -
Bonds	\$ -
Demolition	\$ -
Over- Ex Grading	\$ -
Grading	\$ 30,351.41
Erosion Control	\$ 6,984.44
Underdrain	\$ -
Sanitary Sewer	\$ 118,287.60
Storm Sewer	\$ 144,000.00
Domestic Water	\$ 163,705.38
Irrigation Mains	\$ -
Utility Crossings	\$ 50,000.00
Electrical Distribution	\$ 90,000.00
Street Lights	\$ 11,250.00
Traffic Lights	\$ -
Gas Distribution	\$ 30,600.00
Concrete	\$ 223,507.56
Paving	\$ 80,418.00
Signage	\$ 2,000.00
Fencing and Monumentation	\$ 65,125.00
Landscaping	\$ 150,000.00
Mailboxes	\$ 3,500.00
Traffic Control	\$ -
Clean up	\$ 7,200.00
Retaining Walls	\$ -
Permitting and Inspections	\$ 32,899.41
Special Construction	\$ -
Contingency	\$ -
<b>SUBTOTAL COST</b>	<b>\$ 1,441,740.51</b>
<b>CONTINGENCY</b>	<b>\$ 144,174.05</b>
<b>TOTAL BUDGET</b>	<b>\$ 1,585,914.56</b>



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

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT**

Development Projection at 55.277 (target) District Mills for Debt Service -- 11/07/2017

Series 2021A, G.O. Bonds, 130x, Assumes Investment Grade, 30-yr. Maturity; plus Ser. 2021B Cash-Flow Subs

YEAR	<<<<<< Residential >>>>>>>>>				< Platted/Developed Lots >			District D/S Mill Levy [55.277 Target] [55.277 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	Total Available Revenue
	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 2.0%	As'ed Value @ 7.20% Cumulative Market Value	As'ed Value @ 29.00% Cumulative of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%				
2017	0		0	0	0						\$0
2018	0	0	0	360,000	360,000						0
2019	12		3,745,440	0	360,000	0	\$0				0
2020	12	74,909	7,640,698	0	360,000	104,400	104,400		\$0	\$0	0
2021	12		11,537,453	269,672	0	104,400	374,072	55.277	20,264	1,216	21,480
2022	0	230,749	11,768,202	550,130	0	104,400	654,530	55.277	35,457	2,127	37,584
2023	0		11,768,202	830,697	0	0	830,697	55.277	45,000	2,700	47,700
2024	0	235,364	12,003,566	847,311	0	0	847,311	55.277	45,900	2,754	48,654
2025	0		12,003,566	847,311	0	0	847,311	55.277	45,900	2,754	48,654
2026	0	240,071	12,243,638	864,257	0	0	864,257	55.277	46,818	2,809	49,627
2027	0		12,243,638	864,257	0	0	864,257	55.277	46,818	2,809	49,627
2028	0	244,873	12,488,511	881,542	0	0	881,542	55.277	47,754	2,865	50,620
2029	0		12,488,511	881,542	0	0	881,542	55.277	47,754	2,865	50,620
2030	0	249,770	12,738,281	899,173	0	0	899,173	55.277	48,710	2,923	51,632
2031	0		12,738,281	899,173	0	0	899,173	55.277	48,710	2,923	51,632
2032	0	254,766	12,993,046	917,156	0	0	917,156	55.277	49,684	2,981	52,665
2033	0		12,993,046	917,156	0	0	917,156	55.277	49,684	2,981	52,665
2034	0	259,861	13,252,907	935,499	0	0	935,499	55.277	50,677	3,041	53,718
2035	0		13,252,907	935,499	0	0	935,499	55.277	50,677	3,041	53,718
2036	0	265,058	13,517,965	954,209	0	0	954,209	55.277	51,691	3,101	54,792
2037	0		13,517,965	954,209	0	0	954,209	55.277	51,691	3,101	54,792
2038		270,359	13,788,325	973,294	0	0	973,294	55.277	52,725	3,163	55,888
2039			13,788,325	973,294	0	0	973,294	55.277	52,725	3,163	55,888
2040		275,766	14,064,091	992,759	0	0	992,759	55.277	53,779	3,227	57,006
2041			14,064,091	992,759	0	0	992,759	55.277	53,779	3,227	57,006
2042		281,282	14,345,373	1,012,615	0	0	1,012,615	55.277	54,855	3,291	58,146
2043			14,345,373	1,012,615	0	0	1,012,615	55.277	54,855	3,291	58,146
2044		286,907	14,632,281	1,032,867	0	0	1,032,867	55.277	55,952	3,357	59,309
2045			14,632,281	1,032,867	0	0	1,032,867	55.277	55,952	3,357	59,309
2046		292,646	14,924,926	1,053,524	0	0	1,053,524	55.277	57,071	3,424	60,495
2047			14,924,926	1,053,524	0	0	1,053,524	55.277	57,071	3,424	60,495
2048		298,499	15,223,425	1,074,595	0	0	1,074,595	55.277	58,212	3,493	61,705
2049			15,223,425	1,074,595	0	0	1,074,595	55.277	58,212	3,493	61,705
2050		304,468	15,527,893	1,096,087	0	0	1,096,087	55.277	59,377	3,563	62,939
2051			15,527,893	1,096,087	0	0	1,096,087	55.277	59,377	3,563	62,939
	36	4,065,349							1,567,130	94,028	1,661,158

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT**



Development Projection at 55.277 (target) District Mills for Debt Service -- 11/07/2017

Series 2021A, G.O. Bonds, 130x, Assumes Investment Grade, 30-yr. Maturity; plus Ser. 2021B Cash-Flow Subs

YEAR	Net Available for Debt Svc	Ser. 2021A \$520,000 Par [Net \$0.399 MM] Net Debt Service	Annual Surplus	Surplus Release @ to \$52,000	Cumulative Surplus \$52,000 Target	Debt/ Assessed Ratio	Debt/ Act'l Value Ratio	Cov. of Net DS: @ 55.277 target	Cov. of Net DS: @ 55.277 Cap
2017	\$0		n/a		\$0				
2018	0		n/a		0	n/a	n/a	0%	0%
2019	0		n/a		0	0%	0%	0%	0%
2020	0		n/a		0	0%	0%	0%	0%
2021	21,480	\$0	\$21,480		21,480	79%	4%	0%	0%
2022	37,584	26,000	11,584	\$0	33,064	63%	4%	145%	145%
2023	47,700	36,000	11,700	0	44,764	60%	4%	133%	133%
2024	48,654	35,500	13,154	5,918	52,000	59%	4%	137%	137%
2025	48,654	35,000	13,654	13,654	52,000	57%	4%	139%	139%
2026	49,627	34,500	15,127	15,127	52,000	56%	4%	144%	144%
2027	49,627	34,000	15,627	15,627	52,000	53%	4%	146%	146%
2028	50,620	33,500	17,120	17,120	52,000	52%	4%	151%	151%
2029	50,620	33,000	17,620	17,620	52,000	50%	4%	153%	153%
2030	51,632	32,500	19,132	19,132	52,000	49%	3%	159%	159%
2031	51,632	32,000	19,632	19,632	52,000	47%	3%	161%	161%
2032	52,665	31,500	21,165	21,165	52,000	46%	3%	167%	167%
2033	52,665	36,000	16,665	16,665	52,000	43%	3%	146%	146%
2034	53,718	35,250	18,468	18,468	52,000	42%	3%	152%	152%
2035	53,718	34,500	19,218	19,218	52,000	39%	3%	156%	156%
2036	54,792	33,750	21,042	21,042	52,000	38%	3%	162%	162%
2037	54,792	33,000	21,792	21,792	52,000	35%	3%	166%	166%
2038	55,888	32,250	23,638	23,638	52,000	34%	2%	173%	173%
2039	55,888	36,500	19,388	19,388	52,000	31%	2%	153%	153%
2040	57,006	35,500	21,506	21,506	52,000	29%	2%	161%	161%
2041	57,006	34,500	22,506	22,506	52,000	27%	2%	165%	165%
2042	58,146	33,500	24,646	24,646	52,000	25%	2%	174%	174%
2043	58,146	32,500	25,646	25,646	52,000	22%	2%	179%	179%
2044	59,309	31,500	27,809	27,809	52,000	20%	1%	188%	188%
2045	59,309	35,500	23,809	23,809	52,000	18%	1%	167%	167%
2046	60,495	34,250	26,245	26,245	52,000	15%	1%	177%	177%
2047	60,495	33,000	27,495	27,495	52,000	13%	1%	183%	183%
2048	61,705	31,750	29,955	29,955	52,000	10%	1%	194%	194%
2049	61,705	35,500	26,205	26,205	52,000	7%	1%	174%	174%
2050	62,939	34,000	28,939	28,939	52,000	5%	0%	185%	185%
2051	62,939	34,250	28,689	80,689	0	0%	0%	184%	184%
	1,661,158	1,010,500	650,658	650,658					

[ANov0717 21g1bA]

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT**

Development Projection at 55.277 (target) District Mills for Debt Service -- 11/07/2017

Series 2021A, G.O. Bonds, 130x, Assumes Investment Grade, 30-yr. Maturity; plus Ser. 2021B Cash-Flow Subs

Cash-Flow Subs. > > >

YEAR	Surplus Available for Sub Debt Service	Application of Prior Year Surplus	Date Bonds Issued	Total Available for Sub Debt Service	Sub Bond Interest on Balance 8.00%	Less Payments Toward Sub Bond Interest	Accrued Interest + Int. on Bal. @ 8.00%	Less Payments Toward Accrued Interest	Balance of Accrued Interest	Sub Bonds Principal Issued	Less Payments Toward Bond Principal	Balance of Sub Bond Principal	Total Sub. Debt Pmts.	Surplus Cash Flow	Surplus Release	Cum. Surplus
2017																
2018																
2019																
2020																
2021	\$0		12/1/21	\$0	\$551	\$0	\$551	\$0	\$551	\$177,000	\$0	\$177,000	\$0	\$0	\$0	\$0
2022	0	\$0		0	14,160	0	14,204	0	14,755	0	0	177,000	0	0	\$0	0
2023	0	0		0	14,160	0	15,340	0	30,095	0	0	177,000	0	0	0	0
2024	5,918	0		5,918	14,160	5,918	10,649	0	40,744	0	0	177,000	5,918	0	0	0
2025	13,654	0		13,654	14,160	13,654	3,766	0	44,510	0	0	177,000	13,654	0	0	0
2026	15,127	0		15,127	14,160	14,160	3,561	967	47,104	0	0	177,000	15,127	0	0	0
2027	15,627	0		15,627	14,160	14,160	3,768	1,467	49,405	0	0	177,000	15,627	0	0	0
2028	17,120	0		17,120	14,160	14,160	3,952	2,960	50,398	0	0	177,000	17,120	0	0	0
2029	17,620	0		17,620	14,160	14,160	4,032	3,460	50,970	0	0	177,000	17,620	0	0	0
2030	19,132	0		19,132	14,160	14,160	4,078	4,972	50,075	0	0	177,000	19,132	0	0	0
2031	19,632	0		19,632	14,160	14,160	4,006	5,472	48,609	0	0	177,000	19,632	0	0	0
2032	21,165	0		21,165	14,160	14,160	3,889	7,005	45,493	0	0	177,000	21,165	0	0	0
2033	16,665	0		16,665	14,160	14,160	3,639	2,505	46,628	0	0	177,000	16,665	0	0	0
2034	18,468	0		18,468	14,160	14,160	3,730	4,308	46,050	0	0	177,000	18,468	0	0	0
2035	19,218	0		19,218	14,160	14,160	3,684	5,058	44,676	0	0	177,000	19,218	0	0	0
2036	21,042	0		21,042	14,160	14,160	3,574	6,882	41,368	0	0	177,000	21,042	0	0	0
2037	21,792	0		21,792	14,160	14,160	3,309	7,632	37,045	0	0	177,000	21,792	0	0	0
2038	23,638	0		23,638	14,160	14,160	2,964	9,478	30,530	0	0	177,000	23,638	0	0	0
2039	19,388	0		19,388	14,160	14,160	2,442	5,228	27,744	0	0	177,000	19,388	0	0	0
2040	21,506	0		21,506	14,160	14,160	2,220	7,346	22,618	0	0	177,000	21,506	0	0	0
2041	22,506	0		22,506	14,160	14,160	1,809	8,346	16,081	0	0	177,000	22,506	0	0	0
2042	24,646	0		24,646	14,160	14,160	1,287	10,486	6,882	0	0	177,000	24,646	0	0	0
2043	25,646	0		25,646	14,160	14,160	551	7,432	0	0	4,000	173,000	25,592	54	0	54
2044	27,809	54		27,863	13,840	13,840	0	0	0	0	14,000	159,000	27,840	(31)	0	23
2045	23,809	23		23,832	12,720	12,720	0	0	0	0	11,000	148,000	23,720	89	0	112
2046	26,245	112		26,357	11,840	11,840	0	0	0	0	14,000	134,000	25,840	405	0	517
2047	27,495	517		28,012	10,720	10,720	0	0	0	0	17,000	117,000	27,720	(225)	0	292
2048	29,955	292		30,247	9,360	9,360	0	0	0	0	20,000	97,000	29,360	595	0	887
2049	26,205	887		27,092	7,760	7,760	0	0	0	0	19,000	78,000	26,760	(555)	0	332
2050	28,939	332		29,272	6,240	6,240	0	0	0	0	23,000	55,000	29,240	(301)	0	32
2051	80,689	0		80,689	4,400	4,400	0	0	0	0	55,000	0	59,400	21,289	21,321	0
	<u>650,658</u>	<u>2,217</u>		<u>652,875</u>	<u>388,951</u>	<u>351,332</u>	<u>101,005</u>	<u>101,005</u>		<u>177,000</u>	<u>177,000</u>		<u>629,337</u>	<u>21,321</u>	<u>21,321</u>	

COI (est.): 5,310  
Proceeds: 171,690

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT**



Development Projection -- Buildout Plan (updated 11/7/17)

Residential Development						Residential Summary			
YEAR	<u>Townhomes</u>					Total Residential Market Value	Total Res'l Units	Value of Platted & Developed Lots	
	# Lots Devel'd	Incr/(Decr) in Finished Lot	# Units Completed	Price Inflated @ 2%	Market Value			Adjustment <sup>1</sup>	Adjusted Value
		Value @ 10%							
2017	0	0		\$300,000	0	\$0	0	0	0
2018	12	360,000		306,000	0	0	0	0	360,000
2019	12	0	12	312,120	3,745,440	3,745,440	12	0	0
2020	12	0	12	318,362	3,820,349	3,820,349	12	0	0
2021	0	(360,000)	12	324,730	3,896,756	3,896,756	12	0	(360,000)
2022	0	0	0	331,224	0	0	0	0	0
2023	0	0	0	337,849	0	0	0	0	0
2024	0	0	0	344,606	0	0	0	0	0
2025	0	0	0	351,498	0	0	0	0	0
2026	0	0	0	358,528	0	0	0	0	0
2027	0	0	0	365,698	0	0	0	0	0
2028	0	0	0	373,012	0	0	0	0	0
2029	0	0	0	380,473	0	0	0	0	0
2030	0	0	0	388,082	0	0	0	0	0
2031	0	0	0	395,844	0	0	0	0	0
2032	0	0	0	403,761	0	0	0	0	0
2033	0	0	0	411,836	0	0	0	0	0
2034	0	0	0	420,072	0	0	0	0	0
2035	0	0	0	428,474	0	0	0	0	0
2036	0	0	0	437,043	0	0	0	0	0
2037		0	0	445,784	0	0	0	0	0
	36	0	36		11,462,545	11,462,545	36	0	0

[1] Adj. to actual/prelim. AV

**SOURCES AND USES OF FUNDS**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
Combined Results**

**GENERAL OBLIGATION BONDS, SERIES 2021A  
SUBORDINATE BONDS, SERIES 2021B**

[ Preliminary -- for discussion only ]

Dated Date                   12/01/2021  
Delivery Date               12/01/2021

<b>Sources:</b>	<b>SERIES 2021A</b>	<b>SERIES 2021B</b>	<b>Total</b>
Bond Proceeds:			
Par Amount	520,000.00	177,000.00	697,000.00
	520,000.00	177,000.00	697,000.00
<b>Uses:</b>	<b>SERIES 2021A</b>	<b>SERIES 2021B</b>	<b>Total</b>
Project Fund Deposits:			
Project Fund	399,150.00	171,690.00	570,840.00
Other Fund Deposits:			
Debt Service Reserve Fund	18,250.00		18,250.00
Cost of Issuance:			
Other Cost of Issuance	100,000.00		100,000.00
Delivery Date Expenses:			
Underwriter's Discount	2,600.00	5,310.00	7,910.00
	520,000.00	177,000.00	697,000.00

**SOURCES AND USES OF FUNDS**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2021A**

**55.277 (target) Mills**

**Assumes Investment Grade, 130x, 30-yr. Maturity  
(Full Growth / No Reassessment\*)**

**[ Preliminary -- for discussion only ]**

Dated Date                    12/01/2021  
Delivery Date                12/01/2021

**Sources:**

<b>Bond Proceeds:</b>	
Par Amount	520,000.00
	520,000.00

**Uses:**

<b>Project Fund Deposits:</b>	
Project Fund	399,150.00
<b>Other Fund Deposits:</b>	
Debt Service Reserve Fund	18,250.00
<b>Cost of Issuance:</b>	
Other Cost of Issuance	100,000.00
<b>Delivery Date Expenses:</b>	
Underwriter's Discount	2,600.00
	520,000.00

Note: [\*] Assumes 2% Bi-Reassessment thru Issuance date, No Bi-Reassessment thereafter.

### BOND SUMMARY STATISTICS

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2021A  
55.277 (target) Mills**

**Assumes Investment Grade, 130x, 30-yr. Maturity  
(Full Growth / No Reassessment\*)**

**[ Preliminary -- for discussion only ]**

Dated Date	12/01/2021
Delivery Date	12/01/2021
First Coupon	06/01/2022
Last Maturity	12/01/2051
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.042878%
Net Interest Cost (NIC)	5.025553%
All-In TIC	6.995674%
Average Coupon	5.000000%
Average Life (years)	19.567
Weighted Average Maturity (years)	19.567
Duration of Issue (years)	11.969
Par Amount	520,000.00
Bond Proceeds	520,000.00
Total Interest	508,750.00
Net Interest	511,350.00
Bond Years from Dated Date	10,175,000.00
Bond Years from Delivery Date	10,175,000.00
Total Debt Service	1,028,750.00
Maximum Annual Debt Service	52,500.00
Average Annual Debt Service	34,291.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2051	520,000.00	100.000	5.000%	19.567	06/25/2041	806.00
	520,000.00			19.567		806.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	520,000.00	520,000.00	520,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-2,600.00	-2,600.00	
- Cost of Issuance Expense		-100,000.00	
- Other Amounts			
Target Value	517,400.00	417,400.00	520,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	5.042878%	6.995674%	5.000000%



**BOND DEBT SERVICE**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2021A  
55.277 (target) Mills  
Assumes Investment Grade, 130x, 30-yr. Maturity  
(Full Growth / No Reassessment\*)  
[ Preliminary -- for discussion only ]**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			13,000	13,000	
12/01/2022			13,000	13,000	26,000
06/01/2023			13,000	13,000	
12/01/2023	10,000	5.000%	13,000	23,000	36,000
06/01/2024			12,750	12,750	
12/01/2024	10,000	5.000%	12,750	22,750	35,500
06/01/2025			12,500	12,500	
12/01/2025	10,000	5.000%	12,500	22,500	35,000
06/01/2026			12,250	12,250	
12/01/2026	10,000	5.000%	12,250	22,250	34,500
06/01/2027			12,000	12,000	
12/01/2027	10,000	5.000%	12,000	22,000	34,000
06/01/2028			11,750	11,750	
12/01/2028	10,000	5.000%	11,750	21,750	33,500
06/01/2029			11,500	11,500	
12/01/2029	10,000	5.000%	11,500	21,500	33,000
06/01/2030			11,250	11,250	
12/01/2030	10,000	5.000%	11,250	21,250	32,500
06/01/2031			11,000	11,000	
12/01/2031	10,000	5.000%	11,000	21,000	32,000
06/01/2032			10,750	10,750	
12/01/2032	10,000	5.000%	10,750	20,750	31,500
06/01/2033			10,500	10,500	
12/01/2033	15,000	5.000%	10,500	25,500	36,000
06/01/2034			10,125	10,125	
12/01/2034	15,000	5.000%	10,125	25,125	35,250
06/01/2035			9,750	9,750	
12/01/2035	15,000	5.000%	9,750	24,750	34,500
06/01/2036			9,375	9,375	
12/01/2036	15,000	5.000%	9,375	24,375	33,750
06/01/2037			9,000	9,000	
12/01/2037	15,000	5.000%	9,000	24,000	33,000
06/01/2038			8,625	8,625	
12/01/2038	15,000	5.000%	8,625	23,625	32,250
06/01/2039			8,250	8,250	
12/01/2039	20,000	5.000%	8,250	28,250	36,500
06/01/2040			7,750	7,750	
12/01/2040	20,000	5.000%	7,750	27,750	35,500
06/01/2041			7,250	7,250	
12/01/2041	20,000	5.000%	7,250	27,250	34,500
06/01/2042			6,750	6,750	
12/01/2042	20,000	5.000%	6,750	26,750	33,500
06/01/2043			6,250	6,250	
12/01/2043	20,000	5.000%	6,250	26,250	32,500
06/01/2044			5,750	5,750	
12/01/2044	20,000	5.000%	5,750	25,750	31,500
06/01/2045			5,250	5,250	
12/01/2045	25,000	5.000%	5,250	30,250	35,500
06/01/2046			4,625	4,625	
12/01/2046	25,000	5.000%	4,625	29,625	34,250
06/01/2047			4,000	4,000	
12/01/2047	25,000	5.000%	4,000	29,000	33,000
06/01/2048			3,375	3,375	
12/01/2048	25,000	5.000%	3,375	28,375	31,750
06/01/2049			2,750	2,750	
12/01/2049	30,000	5.000%	2,750	32,750	35,500
06/01/2050			2,000	2,000	
12/01/2050	30,000	5.000%	2,000	32,000	34,000
06/01/2051			1,250	1,250	
12/01/2051	50,000	5.000%	1,250	51,250	52,500
	520,000		508,750	1,028,750	1,028,750

**NET DEBT SERVICE**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2021A**

**55.277 (target) Mills**

**Assumes Investment Grade, 130x, 30-yr. Maturity  
(Full Growth / No Reassessment\*)**

**[ Preliminary -- for discussion only ]**

<b>Period Ending</b>	<b>Principal</b>	<b>Interest</b>	<b>Total Debt Service</b>	<b>Debt Service Reserve Fund</b>	<b>Net Debt Service</b>
12/01/2022		26,000	26,000		26,000
12/01/2023	10,000	26,000	36,000		36,000
12/01/2024	10,000	25,500	35,500		35,500
12/01/2025	10,000	25,000	35,000		35,000
12/01/2026	10,000	24,500	34,500		34,500
12/01/2027	10,000	24,000	34,000		34,000
12/01/2028	10,000	23,500	33,500		33,500
12/01/2029	10,000	23,000	33,000		33,000
12/01/2030	10,000	22,500	32,500		32,500
12/01/2031	10,000	22,000	32,000		32,000
12/01/2032	10,000	21,500	31,500		31,500
12/01/2033	15,000	21,000	36,000		36,000
12/01/2034	15,000	20,250	35,250		35,250
12/01/2035	15,000	19,500	34,500		34,500
12/01/2036	15,000	18,750	33,750		33,750
12/01/2037	15,000	18,000	33,000		33,000
12/01/2038	15,000	17,250	32,250		32,250
12/01/2039	20,000	16,500	36,500		36,500
12/01/2040	20,000	15,500	35,500		35,500
12/01/2041	20,000	14,500	34,500		34,500
12/01/2042	20,000	13,500	33,500		33,500
12/01/2043	20,000	12,500	32,500		32,500
12/01/2044	20,000	11,500	31,500		31,500
12/01/2045	25,000	10,500	35,500		35,500
12/01/2046	25,000	9,250	34,250		34,250
12/01/2047	25,000	8,000	33,000		33,000
12/01/2048	25,000	6,750	31,750		31,750
12/01/2049	30,000	5,500	35,500		35,500
12/01/2050	30,000	4,000	34,000		34,000
12/01/2051	50,000	2,500	52,500	18,250	34,250
	<b>520,000</b>	<b>508,750</b>	<b>1,028,750</b>	<b>18,250</b>	<b>1,010,500</b>

**BOND SOLUTION**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
GENERAL OBLIGATION BONDS, SERIES 2021A  
55.277 (target) Mills**

**Assumes Investment Grade, 130x, 30-yr. Maturity  
(Full Growth / No Reassessment\*)**

**[ Preliminary -- for discussion only ]**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2022		26,000		26,000	37,584	11,584	144.55488%
12/01/2023	10,000	36,000		36,000	47,700	11,700	132.50014%
12/01/2024	10,000	35,500		35,500	47,700	12,200	134.36634%
12/01/2025	10,000	35,000		35,000	47,700	12,700	136.28586%
12/01/2026	10,000	34,500		34,500	47,700	13,200	138.26101%
12/01/2027	10,000	34,000		34,000	47,700	13,700	140.29426%
12/01/2028	10,000	33,500		33,500	47,700	14,200	142.38821%
12/01/2029	10,000	33,000		33,000	47,700	14,700	144.54561%
12/01/2030	10,000	32,500		32,500	47,700	15,200	146.76938%
12/01/2031	10,000	32,000		32,000	47,700	15,700	149.06266%
12/01/2032	10,000	31,500		31,500	47,700	16,200	151.42873%
12/01/2033	15,000	36,000		36,000	47,700	11,700	132.50014%
12/01/2034	15,000	35,250		35,250	47,700	12,450	135.31929%
12/01/2035	15,000	34,500		34,500	47,700	13,200	138.26101%
12/01/2036	15,000	33,750		33,750	47,700	13,950	141.33348%
12/01/2037	15,000	33,000		33,000	47,700	14,700	144.54561%
12/01/2038	15,000	32,250		32,250	47,700	15,450	147.90713%
12/01/2039	20,000	36,500		36,500	47,700	11,200	130.68507%
12/01/2040	20,000	35,500		35,500	47,700	12,200	134.36634%
12/01/2041	20,000	34,500		34,500	47,700	13,200	138.26101%
12/01/2042	20,000	33,500		33,500	47,700	14,200	142.38821%
12/01/2043	20,000	32,500		32,500	47,700	15,200	146.76938%
12/01/2044	20,000	31,500		31,500	47,700	16,200	151.42873%
12/01/2045	25,000	35,500		35,500	47,700	12,200	134.36634%
12/01/2046	25,000	34,250		34,250	47,700	13,450	139.27022%
12/01/2047	25,000	33,000		33,000	47,700	14,700	144.54561%
12/01/2048	25,000	31,750		31,750	47,700	15,950	150.23638%
12/01/2049	30,000	35,500		35,500	47,700	12,200	134.36634%
12/01/2050	30,000	34,000		34,000	47,700	13,700	140.29426%
12/01/2051	50,000	52,500	-18,250	34,250	47,700	13,450	139.27022%
	520,000	1,028,750	-18,250	1,010,500	1,420,886	410,386	

**SOURCES AND USES OF FUNDS**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
SUBORDINATE BONDS, SERIES 2021B  
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity  
[ Preliminary -- for discussion only ]**

Dated Date	12/01/2021
Delivery Date	12/01/2021

**Sources:**

<hr/>	
Bond Proceeds:	
Par Amount	177,000.00
	<hr/>
	177,000.00
	<hr/> <hr/>

**Uses:**

<hr/>	
Project Fund Deposits:	
Project Fund	171,690.00
Delivery Date Expenses:	
Underwriter's Discount	5,310.00
	<hr/>
	177,000.00
	<hr/> <hr/>

**BOND PRICING**

**GRAND JUNCTION R-5 METROPOLITAN DISTRICT  
SUBORDINATE BONDS, SERIES 2021B  
Non-Rated, Cash-Flow Bonds, Annual Pay, 12/15/2051 (Stated) Maturity  
[ Preliminary -- for discussion only ]**

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2051:	12/15/2051	177,000	8.000%	8.000%	100.000
		177,000			

Dated Date	12/01/2021		
Delivery Date	12/01/2021		
First Coupon	12/15/2021		
Par Amount	177,000.00		
Original Issue Discount			
Production	177,000.00	100.000000%	
Underwriter's Discount	-5,310.00	-3.000000%	
Purchase Price	171,690.00	97.000000%	
Accrued Interest			
Net Proceeds	171,690.00		

## EXHIBIT G

### Sample Disclosure Statement to Purchasers

Below is sample language (preliminary, may be refined) for a “disclosure statement” addendum to all sales contracts for townhome lots and/or townhome units:

*Special taxing districts may be subject to general obligation indebtedness that is paid by revenues produced from annual tax levies on the taxable property within such districts. Property owners in such districts may be placed at risk for increased mill levies and excessive tax burdens to support the servicing of such debt where circumstances arise resulting in the inability of such a district to discharge such indebtedness without such an increase in mill levies. Buyer should investigate the debt financing requirements of the authorized general obligation indebtedness of such districts, existing mill levies of such district(s) servicing such indebtedness, and the potential for an increase in such mill levies. More information can be obtained online at [www.lowellvillage.co](http://www.lowellvillage.co).*