

**July 8, 2003**

**SERVICE PLAN**

**FOR**

**CROSS CREEK**

**METROPOLITAN DISTRICT**

**PREPARED BY:**

**Philip J. Anderson  
SAS Consulting, LLC  
545 East Pikes Peak Avenue  
Suite 207  
Colorado Springs, Colorado 80903**

**(719) 633-4873**

**TABLE OF CONTENTS**

**SECTION A - INTRODUCTION ..... 3**

2. DESCRIPTION OF PROPOSED SERVICES:..... 4

3. BOUNDARIES:..... 5

4. RELATIONSHIP TO ADJOINING AND OVERLAPPING DISTRICTS: ..... 5

5. NEED/INADEQUATE EXISTING SERVICES:..... 7

6. MASTER PLAN:..... 8

**SECTION B - DEVELOPMENTAL ANALYSIS ..... 9**

1. INFRASTRUCTURE: ..... 9

2. POPULATION/ABSORPTION SCHEDULE: ..... 9

3. OPERATING AND MAINTENANCE COSTS:..... 9

**SECTION C - FINANCIAL PLAN ANALYSIS ..... 10**

**SECTION D - MISCELLANEOUS ..... 11**

**TABLES:**

Table 1 - Overlapping Mill Levies.....6

**EXHIBITS:**

- Exhibit A – Estimated Capital Improvements
- Exhibit B - Summary Capital Expenditures by District
- Exhibit C - Estimated Operating and Maintenance Costs
- Exhibit D – Projected Assessed Valuation – Single Family Residential
- Exhibit E - Projected Assessed Valuation – Commercial (1)
- Exhibit F - Projected Assessed Valuation – Multi Family
- Exhibit G - Projected Assessed Valuation – Office (1)
- Exhibit H - Cumulative Cash Flow/Available Revenue
- Exhibit I - Cumulative Revenue
- Exhibit J – Open Space, Trails, Parks & Drainage Display
- Exhibit K - Legal Description
- Exhibit L - Map
- Exhibit M - Water Analysis
- Exhibit N - Lease/Purchase Agreement

## **SECTION A - INTRODUCTION**

Cross Creek at Mesa Ridge, including The Markets at Mesa Ridge, is a master planned, mixed use community containing approximately 406.94 acres located within the City of Fountain, Colorado. An adjoining 571 acres under common ownership are located in the unincorporated portion of El Paso County, Colorado, and may be annexed into the City and included in the proposed District at a later time. The property located within the City of Fountain contains approximately 96 acres intended for commercial use, 240 acres intended for residential use, and approximately 26 acres intended for office use. In addition, approximately 45 acres located in the City are intended for open space and recreational use with approximately 55 additional acres located immediately to the east of the current City limits planned for additional open space and recreational use upon annexation. The majority of the land located in the City has approved master planning and zoning for the uses intended. The City has historically caused special improvement maintenance districts to be organized in conjunction with the approval of final plats for residential subdivisions. The purposes of those districts were for the maintenance and security of public improvements including, but not limited to, streets, utilities, lighting, sidewalks, drainage, parking and off-street parking systems, and traffic control devices. Because of the size of the Cross Creek development, the mixed uses it contains, the phased development, the neighborhood pocket parks and trail system, the self-contained drainage plan for the development, and the desire to encourage and promote additional recreational facilities for the residents of both the City and the proposed District, a metropolitan district formed with the consent of the City Council of the City of Fountain pursuant to the Colorado Special District Act is recommended as the most appropriate vehicle for the financing,

construction and maintenance of the public improvements set forth herein. It should be noted that the Owners are including their commercial property, particularly The Markets at Mesa Ridge, in the District to enhance cash flow benefits to the recreational facilities in the area.

**1. NAME OF PROPOSED DISTRICT:**

The proposed metropolitan district shall be named the CROSS CREEK METROPOLITAN DISTRICT, hereinafter referred to as the “District”.

**2. DESCRIPTION OF PROPOSED SERVICES:**

a. Description. The proposed services include the provision of the following services and improvements: parks and recreation, street improvements, sanitation, to include storm sewers and flood and surface drainage only and not sanitary sewers, and water. The District’s street improvement authority will be limited to the construction, operation and maintenance of landscaping areas located within street rights of way. The District’s water service authority will be limited to the installation, acquisition, operation and maintenance, repair and replacement of a non-potable water distribution system for the irrigation of the public parks and open space areas

b. Ownership/Maintenance. Unless otherwise agreed by the City and the District in this Service Plan or a subsequent written agreement between the City and the District, all of the aforementioned services and improvements will be provided, owned, operated, maintained and replaced by the District. It is anticipated that the District will own and maintain storm sewer, flood and drainage improvements located outside public street rights of way and that the City will own and maintain street, storm sewer, flood and drainage improvements located within public street rights of way. The specific detail of these responsibilities will be

determined by the City and the District as final plats for said public street rights of way and adjoining properties are reviewed and approved by the City.

**3. BOUNDARIES:**

The jurisdictional boundaries of the District will include certain properties in the northern portion of the City of Fountain, containing approximately four hundred and seven acres, more particularly described in the attached legal description (Exhibit K) and depicted on the attached maps (Exhibit L).

**4. RELATIONSHIP TO ADJOINING AND OVERLAPPING DISTRICTS:**

The proposed District is located entirely within the corporate limits of the City of Fountain, Colorado. The proposed District is overlapped by six governmental entities that have certified mill levies in 2001: Widefield School District No. 3, Fountain/Fort Carson School District No. 8, El Paso County, City of Fountain, Fountain Sanitation District and the Southeast Water Conservancy District. The overlapping mill levies are described in Table 1:

**TABLE 1**

**OVERLAPPING MILL LEVIES**

(2001)

<u>Entity</u>	<u>Mill Rate</u>
El Paso County	7.880
City of Fountain	10.239
Fountain Sanitation District	4.999
Southeast Water Conservancy District	0.897
Widefield School Dist. No. 3	49.917
Fountain/Fort Carson School District No. 8	27.818

The total mill levy after creation of the District and its 10 mill levy would be either 81.721 mills or 62.71 mills depending upon which school district overlaps the particular property. It should also be noted that 34.5 acres of the Markets at Mesa Ridge (the northwest corner) are not within the boundaries of the Fountain Sanitation District and are served by the Widefield Water and Sanitation District which has no mill levy. It is recognized that the organization of the District as described herein will require the consents of the Widefield Water and Sanitation District and the Fountain Sanitation District because of overlapping boundaries and the provision of similar services. However, such consent is not thought to be problematical due to the fact that the District will not be providing potable water or sanitary sewer services. The total overlapping mill levies, after the organization of the proposed District, appear to be

about average compared to most other areas in El Paso County. The District's ten mill levy for a \$170,000.00 home would generate approximately \$148.96 per year.

**5. NEED/INADEQUATE EXISTING SERVICES:**

The creation of the District will be in the best interests of the property owners proposed to be served. A district enjoys statutory powers and protections that are not available to homeowners' associations or private utility companies. These include the ability to levy property taxes, fees and charges collectible by the County Treasurer through the tax sale process, a perpetual statutory lien for services, representative government with known budgetary and audit protections, and certain liability protections for those operating the District's facilities. All of these help assure the long-term provision of services at the lowest rates possible.

To meet the present and future demands for open space, recreational facilities and adequate storm water protection, it is proposed that the Cross Creek Metropolitan District perform the municipal functions that are described in this Service Plan. The ability of the District to impose both mill levies and fees in addition to those imposed by the City of Fountain will help assure that these demands are addressed as the Cross Creek development continues to grow with minimal impacts on existing City residents. The Owner has reviewed all available mechanisms to use in this project including special improvement districts and general improvement districts and has determined that a special district is the most appropriate vehicle for providing the financing, construction, and maintenance of the public improvements for the Cross Creek development. A special district also offers the most flexibility in the ability to include additional properties in the future and to provide for a combination of both mill levies and fees.

**6. MASTER PLAN:**

A finding of consistency can be made for the proposed District based on the 1999 Fountain Comprehensive Plan. Stated Principles to Guide Growth and Development include:

1. Recognize the value of the City of Fountain's open space and promote its preservation.

2. Provide a geographically balanced and equitable park and recreation system that has facilities distributed throughout the community, responsive to all age groups and user groups.

3. Ensure that the City's parks, open space and recreational facilities enhance the quality-of-life for all Fountain citizens.

4. Provide a diverse system of developed parkland, open space, natural areas, trail systems, and recreation programs and facilities to meet the needs of Fountain's present population as well as future generations.

5. Ensure that new development does not create a negative fiscal impact on the City. The costs of servicing new residential developments shall not be borne by existing residential development.

6. All new development shall pay its fair share of required infrastructure improvements and avoid creating a burden on existing residential development.

A finding of consistency with the Pikes Peak Regional Land Use Plan - 1990 can also be made. A stated goal of that plan is to "provide adequate, efficient and economical utilities and public services to all areas within the Pikes Peak Region". The proposed District is also consistent with all duly adopted county, regional and state long-range water quality management plans for the area, including Project Aquarius.



## **SECTION B - DEVELOPMENTAL ANALYSIS**

### **1. INFRASTRUCTURE:**

The estimated capital improvements to be constructed by the proposed District and the Owners/Developers and the costs therefor are set forth in Exhibits A and B. All capital improvements shown as being constructed by the Owners/Developers will be dedicated to the District at no cost to the District or reimbursement to the Owners/Developers. The specific capital improvements to be constructed by the District are shown through year 2009. Due to the wide range of possible improvements to be constructed thereafter, including lighting of ball-fields, bleacher improvements, trail enhancements, tennis courts, recreational facility, and recreational improvements to the reservoir, the choice of which improvements to be made will be determined by the mutual agreement of the City and the District on an annual basis.

### **2. POPULATION/ABSORPTION SCHEDULE:**

Based upon current sales activity and market analyses of this project and the area, this plan anticipates that 100 single-family homes will be built in each of the first eleven years. The average single family home sales price is estimated at \$170,000.00. Based upon the 2.58 people per household average in El Paso County (PPACG), the population at build out of the single family residential is estimated to be 2,838 people with an additional 1,200 people living in multi-family units, for a total population of 4,038 people.

### **3. OPERATING AND MAINTENANCE COSTS:**

The estimated operating and maintenance costs for the District are shown in Exhibit C hereto. The estimated operating and maintenance costs for the District are believed to

be conservatively on the high side. All legal, engineering and administrative expenses associated with the organization of the District will be paid by the Owners/Developers without cost to the District or reimbursement to the Owners/Developers.

### **SECTION C - FINANCIAL PLAN ANALYSIS**

1. Attached as Exhibits A through I hereto are the Financial Plan Analyses over the next twenty (20) year period of time. These analyses show the amount of homes, multi-family, commercial and office to be built each year and depict the income to be derived from ad valorem taxes, specific ownership taxes, lottery funds and platting fees. They also include estimates for the capital expenditures and annual operating and maintenance costs. All revenues and costs are shown in 2002 dollars. It is anticipated for projection purposes only that inflation and similar factors will affect the revenues and costs equally.

2. The District will incur no bonded indebtedness, multi-fiscal year obligations or other general obligation debt without the prior approval of the City Council of the City of Fountain and the electors of the District if required.

3. Because the Owners are in title to all necessary land, there are no land acquisition costs reflected in this Service Plan. The Owners will convey all necessary land to the District at no cost to the District. It is anticipated that the District will utilize Fountain Mutual Irrigation Company shares held by the Owners for the irrigation of recreational and landscaping areas. An evaluation of the amount of shares necessary to provide a sufficient quantity of irrigation water to the District is provided in Exhibit M hereto. Said shares will be conveyed to the District at fair market value pursuant to the terms of a lease/purchase agreement, a draft of which is attached hereto as Exhibit N, to be approved by the City in conjunction with approval of this Service Plan. A lease/purchase structure for the acquisition of the water shares is believed to

best fit the projected financial abilities of the District, providing for nominal lease rates through 2007 with a five-year purchase period commencing in 2008.

4. Based upon the assumptions shown in the financial plan, this District will be capable of providing economical service within its boundaries. It is not anticipated that there would be any financial difficulties that could affect the performance of the proposed District due to the fact that there will be no general obligation debt and the fact that the owners are conveying completed pocket parks, improved trails, completed landscaping, right of way and other improvements to the District at no cost.

5. The ratio of the District's total Operating and Maintenance Costs to total Capital Expenditures shall not vary more than ten percentage points in any given year from that shown in Exhibit I hereto without the prior approval of the City of Fountain. It is the intent of this provision to maximize to the extent possible the amount of funds available for capital improvements. In addition, the District shall use its best efforts to construct capital improvements on the schedule estimated in Exhibits B and I and shall not accumulate funds in its capital improvement fund so as to frustrate the intent of this Service Plan.

#### **SECTION D - MISCELLANEOUS**

The following is additional information required by the Colorado Revised Statutes and the City:

a. The contemplated municipal services are under the jurisdiction of the Special District Control Act and not the Public Utilities Commission.

b. At this time there are no anticipated needs or plans to exercise the power of eminent domain within or without the District's boundaries.

c. An annual report will be required and submitted as described in C.R.S. 32-1-207(3)(d).

d. Should material modifications occur as described in C.R.S. 32-1-207(2), the District shall apply for approval of such modifications to the City Council of the City of Fountain.

e. There are no existing or proposed intergovernmental agreements between the proposed District and any governmental entities other than the City of Fountain.

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

g. There is sufficient existing and projected need for the improvements in the area to be serviced by the proposed District.

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

i. All improvements that are to be designed, installed, constructed or in any way financed by the District, and if applicable, thereafter maintained by the District, shall be so designed, constructed, operated and maintained in accordance with all applicable standards, specifications, rules and regulations of the City of Fountain, specifically including the City of Fountain's Parks Master Plan, and any other applicable local, state or federal entity having jurisdiction. The District will obtain approval of all engineering plans and obtain a permit for the construction and installation of all improvements when required to do so by City ordinance, rule or regulation. The District will be subject to the City's zoning, land use and building regulations and will not attempt to overrule the City's zoning regulations through any statutory location and extent process.

j. The District shall not perform any of the following actions without the prior written consent of the City. Any such action shall be deemed a material modification of the Service Plan:

- (i). Purchase from the developer/owner or the developer/owner's successors and assigns any land, easements or licenses for any of the facilities identified in the Service Plan;
- (ii) Exercise or attempt to exercise any right of eminent or dominant eminent domain for any reason whatsoever;
- (iii) Include or exclude any real property from the District's boundaries; or
- (iv) Construct any improvements not specifically identified in the Service Plan.

k. At any time subsequent to the organization of the District the City may file, or direct the Board of Directors of the District to file, a petition for dissolution of the District with the El Paso County District Court pursuant to Colorado Revised Statutes, 32-1-701, et. seq. The petition for dissolution shall be accompanied by a plan for final disposition of the assets of the District and for payment of the financial obligations of the District and shall state that the services are to be continued within the District by the City or such other regional service authority, municipality, county, intergovernmental authority or other special district, or any combination thereof, as may be designated by the City and incorporating an agreement with the City or such entity under which responsibility for all services presently provided by the District will be assumed by such entity. Such agreement shall provide for the operation and maintenance of the system or facilities of the District by the City or other designated entity, provisions for

service, rates, and charges, and, if applicable, provisions concerning acquisition of the District's system or facilities, consolidation or inclusion of territory, and procedures for contract modification, employee rights, and retirement benefits. Such agreement may include provisions for certification of levies by the District continuing in existence to adequately provide for the payment of financial obligations and outstanding bonds of the District.

1. It is contemplated by both the City of Fountain and the organizers of the proposed District that the City may at a future time desire to acquire ownership and maintenance responsibilities for some, but not all, of the District's assets, most probably the park and recreational facilities. At the written request of the City, the District shall convey title to requested assets to the City at no cost provided the following terms and conditions have been met:

- (i) The City shall give the District a minimum of six months' prior notice of its desire to acquire particular assets of the District, which notice shall be delivered no later than July 1<sup>st</sup> of any year for title to be delivered in the following year in order to accommodate the budgeting responsibilities of the District.
- (ii) The City shall agree to assume any financial obligations of the District related to such assets, including, but not necessarily limited to, the obligations of the District with regard to the lease/purchase of Fountain Mutual Irrigation Company shares necessary to irrigate recreational facilities.

The District's mill levy for the year following conveyance of title to any such assets shall be reduced so as to reflect the reduction in costs associated with the operation and maintenance of those assets.

m. It is also contemplated by both the City and the organizers of the proposed District that the City may at a future time desire to organize a City-wide park and recreation district. In the event that the City does not exercise its right to dissolve the district or acquire its park facilities, it is agreed that the District shall coordinate with the City on matters such as mill levy reductions and joint operating agreements so as to avoid issues related to double or overlapping taxation.

n. The park and recreational facilities of the District shall be open to the general public. The District's rates, tolls, charges and fees for the use of the park and recreational facilities shall be uniform for all City of Fountain and District residents. However, the District may charge higher rates, tolls, charges and fees for non-City residents.

## EXHIBIT A

### ESTIMATED CAPITAL IMPROVEMENTS TO BE CONSTRUCTED BY OWNERS/ DEVELOPERS AND CONVEYED TO DISTRICT

#### I. Trails

Design Criteria: Eight foot wide, crushed gravel

Timing:

Phase 1 (2003):	6,756 lineal feet
Phase 2 (2004-2005):	2,000 lineal feet
Phase 3 (2006-2008):	6,370 lineal feet

Estimated Cost: \$30,000 per mile

#### II. Pocket Parks

Design Criteria: One half acre; playground equipment

Timing:

Phase 1 (2003):	Two parks
Phase 2 (2004-2005):	Two parks
Phase 3 (2006-2008):	One park

Estimated Cost: \$85,000 each

#### III. Landscaping

Design Criteria: Irrigated sod and plantings along Fountain Mesa Road, Mesa Ridge Parkway, Village Meadows Drive and Cross Creek Avenue.

Timing:

Phase 1 (2003):	Four miles
Phase 2 (2004-2005):	Two miles
Phase 3 (2006-2008):	Two miles

Estimated Cost: \$110,000/mile with irrigation

#### IV. Soccer Field/Softball Diamond

Design Criteria: Standard size, irrigated, bleachers, parking lot

Timing:

Phase 1 (2003):	One field
-----------------	-----------

Estimated Cost: \$110,000 per field; first field to be paid for by developers and subsequent ones by the district

#### V. Drainage Improvements

Design Criteria: Channel improvements to include ditch checks and rip rap; local detention improvements; improvements to Hale Reservoir/regional detention facility.

Timing: To be constructed as required by City in conjunction with final plat approvals.

Estimated Cost: \$70,000 for channel improvements, \$400,000 for detention facilities and \$400,000 for reservoir/regional detention facility



**EXHIBIT B**  
**SUMMARY**  
**CAPITAL EXPENDITURES BY DISTRICT**

2003		0
2004		0
2005	Soccer Field/Softball Diamond	110,000
2006	Soccer Field/Softball Diamond	110,000
2007	Soccer Field/Softball Diamond	110,000
2008	Soccer Field/Softball Diamond/FMIC Shares	227,936
2009	Soccer Field/Softball Diamond/FMIC Shares	227,936
2010	FMIC Shares	267,936
2011	FMIC Shares	117,936
2012	FMIC Shares	267,936
2013		0
2014		400,000
2015		0
2016		425,000
2017		0
2018		350,000
2019		0
2020		350,000
2021		0
2022		350,000

1. Capital costs associated with the Lease/Purchase Agreement between the District and Nearon-Doyas Properties, LLC for the acquisition of 78 Fountain Mutual Irrigation Company shares are included at \$117,936 per year for five years commencing in 2008 (\$7,000/share value, prime interest rate plus 2% = \$1,512 per share per year for five years).

**EXHIBIT C**

**ESTIMATED OPERATING AND MAINTENANCE COSTS**

2003	0
2004	23,100
2005	37,500
2006	43,020
2007	76,620
2008	72,720
2009	105,840
2010	111,600
2011	111,600
2012	111,600
2013	111,600
2014	111,600
2015	111,600
2016	111,600
2017	111,600
2018	111,600
2019	111,600
2020	111,600
2021	111,600
2022	111,600

1. The primary assumption for the foregoing operating and maintenance costs is that it will cost \$5,200 per acre, including water, to maintain an acre of park, landscaping and ball fields. This is the number currently utilized by the City of Colorado Springs Parks and Recreation Department. It is anticipated that economies of scale due to the proximity of the district's improvements to each other and the use of Fountain Mutual Irrigation Company water for irrigation may result in costs lower than those shown here. Maintenance of the channel improvements and the reservoir are estimated at \$5,000 per year from 2003 through 2005 and \$10,000 per year thereafter.

2. Legal, engineering, administrative and insurance costs are estimated at 20% of the District's Annual Operating and Maintenance budget. Engineering costs associated with capital improvements constructed by the District are included in the estimated costs of said improvements.

3. Operating costs associated with the Lease/Purchase Agreement, Exhibit K hereto, between the District and Nearon-Doyas Properties, LLC for seventy-eight Fountain Mutual Irrigation Company shares are estimated at \$3,900 per year (\$50.00 per share) through 2007 prior to Conversion Date.

## EXHIBIT D

### Projected Assessed Valuation - Single Family Residential

Year	New Units	Assessed Value @ 0.0935	Total Tax Collection @ 10 Mills
2003	0	298,440	2,984
2004	100	1,589,500	15,895
2005	100	3,179,000	31,790
2006	100	4,768,500	47,685
2007	100	6,358,000	63,580
2008	100	7,947,500	79,475
2009	100	9,537,000	95,370
2010	100	11,126,500	111,265
2011	100	12,716,000	127,160
2012	100	14,305,500	143,055
2013	100	15,895,000	158,950
2014	100	17,484,500	174,845
2015	0	17,484,500	174,845
2016	0	17,484,500	174,845
2017	0	17,484,500	174,845
2018	0	17,484,500	174,845
2019	0	17,484,500	174,845
2020	0	17,484,500	174,845
2021	0	17,484,500	174,845
2022	0	17,484,500	174,845

(1) Homes valued at \$170,000; assessed value is \$15,895 per home

## EXHIBIT E

### Projected Assessed Valuation - Commercial (1)

Year	Assessed Value @ 0.2900	Total Tax Collection @ 10 Mills
2003	834,530	8,345
2004	2,187,993	21,880
2005	2,816,790	28,168
2006	3,493,007	34,930
2007	4,382,478	43,825
2008	6,128,893	61,289
2009	6,128,893	61,289
2010	6,128,893	61,289
2011	6,128,893	61,289
2012	6,128,893	61,289
2013	6,128,893	61,289
2014	6,128,893	61,289
2015	6,128,893	61,289
2016	6,128,893	61,289
2017	6,128,893	61,289
2018	6,128,893	61,289
2019	6,128,893	61,289
2020	6,128,893	61,289
2021	6,128,893	61,289
2022	6,128,893	61,289

(1) The absorption rates and market values were obtained from *The Tax Revenue Impacts of the Markets at Mesa Ridge Retail and Office Development on the City of Fountain, Colorado*, prepared May, 2000 by David Bamberger & Associates. A copy is attached as Appendix A.

**Exhibit F**

**Projected Assessed Valuation - Multi Family**

<b>Year</b>	<b>Assessed Value @ 0.0935</b>	<b>Total Tax Collection @ 10 Mills</b>
2003	0	0
2004	506,250	5,063
2005	1,012,500	10,125
2006	1,518,750	15,188
2007	2,025,000	20,250
2008	2,531,250	25,313
2009	2,531,250	25,313
2010	2,531,250	25,313
2011	2,531,250	25,313
2012	2,531,250	25,313
2013	2,531,250	25,313
2014	2,531,250	25,313
2015	2,531,250	25,313
2016	2,531,250	25,313
2017	2,531,250	25,313
2018	2,531,250	25,313
2019	2,531,250	25,313
2020	2,531,250	25,313
2021	2,531,250	25,313
2022	2,531,250	25,313

1. Assumes 225 townhomes at \$125,000 market value constructed at 45 units per year commencing 2003.

2. Assumes 500 apartment units constructed over six years commencing in 2004.

## EXHIBIT G

### Projected Assessed Valuation - Office (1)

<b>Year</b>	<b>Assessed Value @ 0.2900</b>	<b>Total Tax Collection @ 10 Mills</b>
2003	0	0
2004	435,000	43,500
2005	435,000	43,500
2006	870,000	87,000
2007	870,000	87,000
2008	1,305,000	130,500
2009	1,305,000	130,500
2010	1,740,000	174,000
2011	1,740,000	174,000
2012	2,175,000	217,500
2013	2,175,000	217,500
2014	2,610,000	261,000
2015	2,610,000	261,000
2016	3,045,000	304,500
2017	3,045,000	304,500
2018	3,480,000	348,000
2019	3,480,000	348,000
2020	3,480,000	348,000
2021	3,480,000	348,000
2022	3,480,000	348,000

(1) This is office space to be located on approximately 25 acres east of the Markets at Mesa Ridge.

**EXHIBIT H**

**Cumulative Cashflow/Total Revenue**

<b>Year</b>	<b>Assessed Value</b>	<b>Property Tax @ 10 Mills</b>	<b>Specific Ownership Tax @ 5%</b>	<b>Lottery Funds @ \$3/person</b>	<b>Total Collected @ 75% of Platting Fees (\$487.50/lot)</b>	<b>Total Revenue</b>
2003	1,132,970	11,330	112	0	70,687	82,129
2004	4,718,743	47,187	468	774	70,687	119,116
2005	7,949,540	79,495	788	1,548	70,687	152,518
2006	10,650,257	106,503	1,055	3,522	70,687	181,767
2007	13,635,478	136,355	1,351	4,596	70,687	212,989
2008	17,912,643	179,126	1,775	5,670	48,750	235,322
2009	19,502,143	195,021	1,933	7,044	48,750	252,748
2010	21,526,643	215,266	2,133	8,118	48,750	274,268
2011	23,116,143	231,161	2,291	9,192	48,750	291,394
2012	25,140,643	251,406	2,491	10,566	48,750	313,214
2013	26,730,143	267,301	2,649	11,340	48,750	341,380
2014	28,754,643	287,546	2,849	12,114	48,750	351,260
2015	28,754,643	287,546	2,849	12,114	48,750	351,260
2016	29,189,643	291,896	2,893	12,114	0	306,903
2017	29,189,643	291,896	2,893	12,114	0	306,903
2018	29,624,643	296,246	2,936	12,114	0	311,296
2019	29,624,643	296,246	2,936	12,114	0	311,296
2020	29,624,643	296,246	2,936	12,114	0	311,296
2021	29,624,643	296,246	2,936	12,114	0	311,296
2022	29,624,643	296,246	2,936	12,114	0	311,296

**EXHIBIT I**

**Cumulative Revenue**

<b>Year</b>	<b>Assessed Value</b>	<b>Property Tax @ 10 Mills</b>	<b>Specific Ownership Tax</b>	<b>Lottery Funds @ \$3/person</b>	<b>Total Collected @ 75% of Platting Fees (\$487.50/lot)</b>	<b>Capital Expenditures by District</b>	<b>Maintenance Costs</b>	<b>Cumulative Revenue</b>
2003	1,132,970	11,330	112	0	70,687	0	0	82,129
2004	4,718,743	47,187	468	774	70,687	0	19,200	182,045
2005	7,949,540	79,495	788	1548	70,687	110,000	33,600	185,443
2006	10,650,257	106,503	1,055	3,522	70,687	110,000	39,120	218,090
2007	13,635,478	136,355	1,351	4,596	70,687	110,000	72,720	248,359
2008	17,912,643	179,126	1,775	5,670	48,750	110,000	72,720	300,961
2009	19,502,143	195,021	1,933	7,044	48,750	110,000	105,840	337,869
2010	21,526,643	215,266	2,133	8,118	48,750	400,000	111,600	100,536
2011	23,116,143	231,161	2,291	9,192	48,750	0	111,600	280,330
2012	25,140,643	251,406	2,491	10,566	48,750	400,000	111,600	81,944
2013	26,730,143	267,301	2,649	11,340	48,750	0	111,600	300,385
2014	28,754,643	287,546	2,849	12,114	48,750	500,000	111,600	40,044
2015	28,754,643	287,546	2,849	12,114	48,750	0	111,600	279,704
2016	29,189,643	291,896	2,893	12,114	0	425,000	111,600	50,007
2017	29,189,643	291,896	2,893	12,114	0	0	111,600	245,310
2018	29,624,643	296,246	2,936	12,114	0	350,000	111,600	95,006
2019	29,624,643	296,246	2,936	12,114	0	0	111,600	294,703
2020	29,624,643	296,246	2,936	12,114	0	350,000	111,600	144,399
2021	29,624,643	296,246	2,936	12,114	0	0	111,600	344,095
2022	29,624,643	296,246	2,936	12,114	0	350,000	111,600	193,791