

SERVICE PLAN
FOR
SUNLIGHT METROPOLITAN DISTRICT
STEAMBOAT SPRINGS, COLORADO

Prepared

By

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initials

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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.

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.

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 a development plan, subdivision improvement agreement or other such document approved by the City 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.

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 Steamboat Springs, Colorado.

City Council: means the City Council of the City of Steamboat Springs, Colorado.

Developer: means Steamboat Sunlight LLC, a Colorado limited liability company.

District: means Sunlight Metropolitan District.

District Boundaries: means the boundaries of the area legally described in **Exhibit A-1** and depicted on the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit C-1**, 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, including privately imposed public improvement fees.

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 Sunlight.

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 in **Exhibit A-2** and depicted on the map attached hereto as **Exhibit C-2**.

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

Service Plan Amendment: means an amendment to the Service Plan approved by the City Council 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 Twelve Million Dollars (\$12,000,000).

III. BOUNDARIES

The initial District Boundaries include approximately 50.48 acres, and the Service Area comprises approximately 54.60 acres. A legal description of the District Boundary is attached hereto as **Exhibit A-1**, and a legal description of the Service Area Boundary is attached hereto as **Exhibit A-2**. A vicinity map is attached hereto as **Exhibit B**. A map of the District Boundary is attached hereto as **Exhibit C-1**, and a map of the Service Area Boundary is attached hereto as **Exhibit B-2**. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, *et seq.*, 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 54.6 acres of residential land and open space/parks. The current assessed valuation of property within the District is \$0.00 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 three hundred twenty (320) people.

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 or the total site/floor area of commercial or industrial buildings 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.

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 will 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 will 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 will 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 will 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 will 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 will 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.

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.

1. 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. Although the City will operate and maintain street improvements to the same standard provided to other areas of the City, the District is expressly authorized, but not obligated, to supplement such operations and maintenance to the extent that its Board of Directors in its sole discretion may determine is appropriate. With respect to any Public Improvements which remain under District ownership, 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.

2. 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.

3. 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.

4. 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.

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

6. 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.

7. 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.

8. 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.

9. Intergovernmental Agreements. The District shall 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.

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 entities having proper jurisdiction. The conveyance of Public Improvements to the City shall be subject to applicable acceptance procedures of the City. It is anticipated that street, safety protection, water and sanitation improvements will be conveyed to the City and that other improvements, including drainage, park and recreation improvements, will be owned, operated and maintained by the District and/or owners' association, unless otherwise specified in an Approved Development Plan.

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. 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 Eight Million Dollars (\$8,000,000) in 2016 dollars. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements. Actual

Public Improvements to be constructed and their costs may vary, and the Board shall have the discretion to construct any Public Improvements authorized in an Approved Development Plan 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.

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, and to receive revenue from privately imposed public improvement fees, if applicable. The Financial Plan attached hereto as **Exhibit D** 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 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 fifty (50) 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, 2016, 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, 2016, 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(l), 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 services, legal services and administrative services, together with the estimated costs of the District's organization and initial operations, are anticipated to be 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 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 will advance funds 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. Reporting of Significant Events.

The annual report 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 to potential purchasers of property within the District general information regarding the District, including its authority to impose and collect property taxes, rates, fees, tolls and charges.

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.

X. 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-1

District Boundary Legal Description



D & D INC.

A PROFESSIONAL LAND SURVEYING AND PLANNING CO.
2145 RESORT DR. SUITE 105, STEAMBOAT SPRINGS, CO 80487
(970) 879-2715 • FAX (970) 879-3028

June 2nd, 2016

Revised July 14th, 2016

Description of a parcel of land located in the SE1/4SW1/4 and the S1/2SE1/4 of Section 6 and in the N1/2NE1/4 of Section 7, T6N, R84W, of the 6th P.M., Routt County, Colorado.

Beginning at the NW corner of the SW1/4SE1/4 of Section 6, from which the S1/4 Corner of said Section 6 bears S 01°13'35" W 1320.00 feet;

Thence N 89°10'14" E 133.09 feet along the north line of the SW1/4SE1/4 of Section 6 to the True Point of Beginning;

Thence S 01°13'35" W 279.94 feet;

Thence N 89°32'00" W 383.31 feet;

Thence S 30°00'18" W 229.86 feet;

Thence S 01°13'35" W 200.00 feet to the north line of Sunlight Commercial Center, a subdivision as filed by plat with the Routt County Clerk and Recorder appearing at Reception No.75346

Thence S 89°32'00" E 145.47 feet along said north line to the NW corner of Lot 2 of said subdivision;

Thence along the northwesterly boundary of said Lot 2 the following seven (7) calls;

1. Thence S 34°36'48" W 93.13 feet to a point of curvature from which the radius point bears S 55°23'12" E 184.00 feet;
2. Thence along said curve to the left a distance of 62.11 feet, with a central angle of 19°20'22", and whose chord bears S 24°56'37" W 61.81 feet;
3. Thence S 15°16'26" W 131.96 feet to a point of curvature from which the radius point bears N 74°43'33" W 116.00 feet;
4. Thence along said curve to the right a distance of 217.24 feet, with a central angle of 107°18'10", and whose chord bears S 68°55'31" W 186.86 feet;
5. Thence N 57°25'23" W 52.78 feet to a point of curvature from which the radius point bears S 32°34'37" W 244.00 feet;
6. Thence along said curve to the left a distance of 56.38 feet, with a central angle of 13°14'24", and whose chord bears N 64°02'35" W 56.26 feet;
7. Thence S 19°20'12" W 68.00 feet to a point of curvature

from which the radius point bears S 19°20'13" W
 176.00 feet;
 Thence along said curve to the right a distance of
 40.67 feet, with a central angle of 13°14'24", and whose
 chord bears S 64°02'35" E 40.58 feet;
 Thence S 57°25'23" E 52.78 feet to a point of curvature from
 which the radius point bears N 32°34'37" E 184.00 feet;
 Thence along said curve to the left a distance of
 269.67 feet, with a central angle of 83°58'20", and whose
 chord bears N 80°35'27" E 246.17 feet;
 Thence S 01°28'36" W 102.63 feet to the north line of a tract
 of land as described in deed recorded with the Routt
 County Clerk and Recorder appearing in Book 369 at
 Page 57;
 Thence S 88°31'24" E 504.47 feet along said north line to
 the NE corner of said tract of land;
 Thence S 01°28'36" W 358.90 feet to the SE corner of said
 tract of land;
 Thence S 01°28'36" W 319.43 feet to the north line of the
 third parcel of land as described in deed recorded with
 the Routt County Clerk and Recorder appearing in Book 300
 at Page 581;
 Thence continuing along the north line of said third
 described parcel S 86°09'24" E 635.50 feet to its
 intersection with the west line of the second parcel of
 land as described by deed recorded with the Routt County
 Clerk and Recorder appearing in Book 300 at Page 581;
 Said north line being also the south line of a parcel of
 land as described by deed recorded with the Routt County
 Clerk and Recorder appearing at Reception No.525861;
 Thence N 03°42'39" E 514.04 feet along an east line of said
 parcel of land (Reception No.525861);
 Thence N 03°42'39" E 49.79 feet along an east line of said
 parcel of land to the north line of the NW1/4NE1/4 of
 Section 7;
 Thence N 88°14'19" E 379.33 feet along a south line of said
 parcel of land and along the south line of the SW1/4SE1/4
 to the SE corner of the SW1/4SE1/4 of Section 6;
 Said corner being also on the west line of a tract of land
 as described in deed as filed with the Routt County Clerk
 and Recorder appearing at Reception No.701157 and more
 particularly in Exhibit "A";
 Thence along the outer boundary of said tract the following
 seven (7) calls;
 1. Thence S 03°14'01" W 1060.40 feet;

2. Thence N 85°18'10" E 169.08 feet;
3. Thence N 02°15'03" E 72.95 feet to a point of curvature from which the radius point bears N 87°44'57" W 215.00 feet;
4. Thence along said curve to the left a distance of 116.99 feet, with a central angle of 31°10'34", and whose chord bears N 13°20'14" W 115.55 feet;
5. Thence N 28°55'31" W 62.64 feet;
6. Thence N 03°12'58" E 802.67 feet;
7. Thence N 01°51'07" E 139.71 feet;
Thence N 01°51'07" E 480.00 feet;
Thence N 88°08'12" W 99.61 feet to the east line of the SW1/4SE1/4 of Section 6;
Thence N 01°51'36" E 680.58 feet along said east line to the NE corner of said SW1/4SE1/4;
Thence S 89°10'14" W 1131.32 feet along the north line of said SW1/4SE1/4 to the True Point of Beginning.

Containing 54.60 Acres more or less.

EXCEPT THE FOLLOWING DESCRIBED PARCEL;
Description of a parcel of land located in the SE1/4SE1/4 of Section 6 and in the NE1/4NE1/4 of Section 7, T6N, R84W, of the 6th P.M., Routt County, Colorado.

Beginning at the SW Corner of the SE1/4SE1/4 of Section 6 from which the S1/4 Corner of Section 6 bears S 88°14'18" W 1250.92 feet;

Thence N 01°51'36" E 139.65 feet along the west line of said SE1/4SE1/4 to the NW corner of that certain tract of land as described in Exhibit A attached to the deed recorded with the Routt County Clerk and Recorder appearing at Reception No.70115;
Thence continuing N 01°51'36" E 139.65 feet along the west line of said SE1/4SE1/4;
Thence S 88°08'12" E 99.61 feet;
Thence S 01°51'07" W 480.00 feet to the NE corner of that certain tract of land as described in Exhibit A attached to the deed recorded with the Routt County Clerk and Recorder appearing at Reception No.70115;
Thence along the easterly boundary line of said tract of land the following five (5) calls;
1. Thence S 01°51'07" W 139.71 feet;

2. Thence S 03°12'58" W 802.67 feet;
3. Thence S 28°55'31" E 62.64 feet to a point of curvature
from which the radius point bears
S 61°04'29" W 215.00 feet;
4. Thence along said curve to the right a distance
of 116.99 feet, with a central angle of
31°10'34", and whose chord bears S 13°20'14" E 115.55
feet;
5. Thence S 02°15'03" W 72.95 feet to the south
line of the above said NE1/4NE1/4 of Section 7;
Thence S 85°18'10" W 169.08 feet along said
south line to the SW corner of said NE1/4NE1/4
and along the south line of said tract of land
to the SW corner of said tract of land;
Thence N 03°14'01" E 1060.40 feet along the west
line of said NE1/4NE1/4 and along the west line
of said tract of land to the Point of Beginning.
Containing 4.12 Acres more or less.

Net 50.48 Acres more or less.

Bearings are based upon the west line of the SW1/4SE1/4 of
Section 6 being S 01°13'35" W.

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Proposed metro district boundary. Excluding strip not annexed

This legal description was prepared by R.C. Moon, Colorado
Registration No. 13221, at D&D Inc., a Professional Land
Surveying and Planning Co., 2145 Resort Drive, Suite 105
Steamboat Springs, CO. 80487-8807
970-879-2715



EXHIBIT A-2

Service Area Boundary Legal Description



D & D INC.

A PROFESSIONAL LAND SURVEYING AND PLANNING CO.
2145 RESORT DR. SUITE 105, STEAMBOAT SPRINGS, CO 80487
(970) 879-2715 • FAX (970) 879-3028

June 2nd, 2016

Description of a parcel of land located in the SE1/4SW1/4 and the S1/2SE1/4 of Section 6 and in the N1/2NE1/4 of Section 7, T6N, R84W, of the 6th P.M., Routt County, Colorado.

Beginning at the NW corner of the SW1/4SE1/4 of Section 6, from which the S1/4 Corner of said Section 6 bears

S 01°13'35" W 1320.00 feet;

Thence N 89°10'14" E 133.09 feet along the north line of the SW1/4SE1/4 of Section 6 to the True Point of Beginning;

Thence S 01°13'35" W 279.94 feet;

Thence N 89°32'00" W 383.31 feet;

Thence S 30°00'18" W 229.86 feet;

Thence S 01°13'35" W 200.00 feet to the north line of Sunlight Commercial Center, a subdivision as filed by plat with the Routt County Clerk and Recorder appearing at Reception No.75346

Thence S 89°32'00" E 145.47 feet along said north line to the NW corner of Lot 2 of said subdivision;

Thence along the northwesterly boundary of said Lot 2 the following seven (7) calls;

1. Thence S 34°36'48" W 93.13 feet to a point of curvature from which the radius point bears S 55°23'12" E 184.00 feet;
2. Thence along said curve to the left a distance of 62.11 feet, with a central angle of 19°20'22", and whose chord bears S 24°56'37" W 61.81 feet;
3. Thence S 15°16'26" W 131.96 feet to a point of curvature from which the radius point bears N 74°43'33" W 116.00 feet;
4. Thence along said curve to the right a distance of 217.24 feet, with a central angle of 107°18'10", and whose chord bears S 68°55'31" W 186.86 feet;
5. Thence N 57°25'23" W 52.78 feet to a point of curvature from which the radius point bears S 32°34'37" W 244.00 feet;
6. Thence along said curve to the left a distance of 56.38 feet, with a central angle of 13°14'24", and whose chord bears N 64°02'35" W 56.26 feet;
7. Thence S 19°20'12" W 68.00 feet to a point of curvature from which the radius point bears S 19°20'13" W

176.00 feet;
 Thence along said curve to the right a distance of
 40.67 feet, with a central angle of 13°14'24", and whose
 chord bears S 64°02'35" E 40.58 feet;
 Thence S 57°25'23" E 52.78 feet to a point of curvature from
 which the radius point bears N 32°34'37" E 184.00 feet;
 Thence along said curve to the left a distance of
 269.67 feet, with a central angle of 83°58'20", and whose
 chord bears N 80°35'27" E 246.17 feet;
 Thence S 01°28'36" W 102.63 feet to the north line of a tract
 of land as described in deed recorded with the Routt
 County Clerk and Recorder appearing in Book 369 at
 Page 57;
 Thence S 88°31'24" E 504.47 feet along said north line to
 the NE corner of said tract of land;
 Thence S 01°28'36" W 358.90 feet to the SE corner of said
 tract of land;
 Thence S 01°28'36" W 319.43 feet to the north line of the
 third parcel of land as described in deed recorded with
 the Routt County Clerk and Recorder appearing in Book 300
 at Page 581;
 Thence continuing along the north line of said third
 described parcel S 86°09'24" E 635.50 feet to its
 intersection with the west line of the second parcel of
 land as described by deed recorded with the Routt County
 Clerk and Recorder appearing in Book 300 at Page 581;
 Said north line being also the south line of a parcel of
 land as described by deed recorded with the Routt County
 Clerk and Recorder appearing at Reception No.525861;
 Thence N 03°42'39" E 514.04 feet along an east line of said
 parcel of land (Reception No.525861);
 Thence N 03°42'39" E 49.79 feet along an east line of said
 parcel of land to the north line of the NW1/4NE1/4 of
 Section 7;
 Thence N 88°14'19" E 379.33 feet along a south line of said
 parcel of land and along the south line of the SW1/4SE1/4
 to the SE corner of the SW1/4SE1/4 of Section 6;
 Said corner being also on the west line of a tract of land
 as described in deed as filed with the Routt County Clerk
 and Recorder appearing at Reception No.701157 and more
 particularly in Exhibit "A";
 Thence along the outer boundary of said tract the following
 seven (7) calls;
 1. Thence S 03°14'01" W 1060.40 feet;
 2. Thence N 85°18'10" E 169.08 feet;

3. Thence N 02°15'03" E 72.95 feet to a point of curvature from which the radius point bears N 87°44'57" W 215.00 feet;
4. Thence along said curve to the left a distance of 116.99 feet, with a central angle of 31°10'34", and whose chord bears N 13°20'14" W 115.55 feet;
5. Thence N 28°55'31" W 62.64 feet;
6. Thence N 03°12'58" E 802.67 feet;
7. Thence N 01°51'07" E 139.71 feet;
Thence N 01°51'07" E 480.00 feet;
Thence N 88°08'12" W 99.61 feet to the east line of the SW1/4SE1/4 of Section 6;
Thence N 01°51'36" E 680.58 feet along said east line to the NE corner of said SW1/4SE1/4;
Thence S 89°10'14" W 1131.32 feet along the north line of said SW1/4SE1/4 to the True Point of Beginning.

Containing 54.60 Acres more or less.

Bearings are based upon the west line of the SW1/4SE1/4 of Section 6 being S 01°13'35" W.

c:\pw\slmetro2.leg

Proposed metro district boundary

This legal description was prepared by R.C. Moon, Colorado Registration No. 13221, at D&D Inc., a Professional Land Surveying and Planning Co., 2145 Resort Drive, Suite 105 Steamboat Springs, CO. 80487-8807 970-879-2715



EXHIBIT B

Vicinity Map



EXHIBIT C-1

District Boundary Map

SUNLIGHT METROPOLITAN DISTRICT "EXHIBIT C"

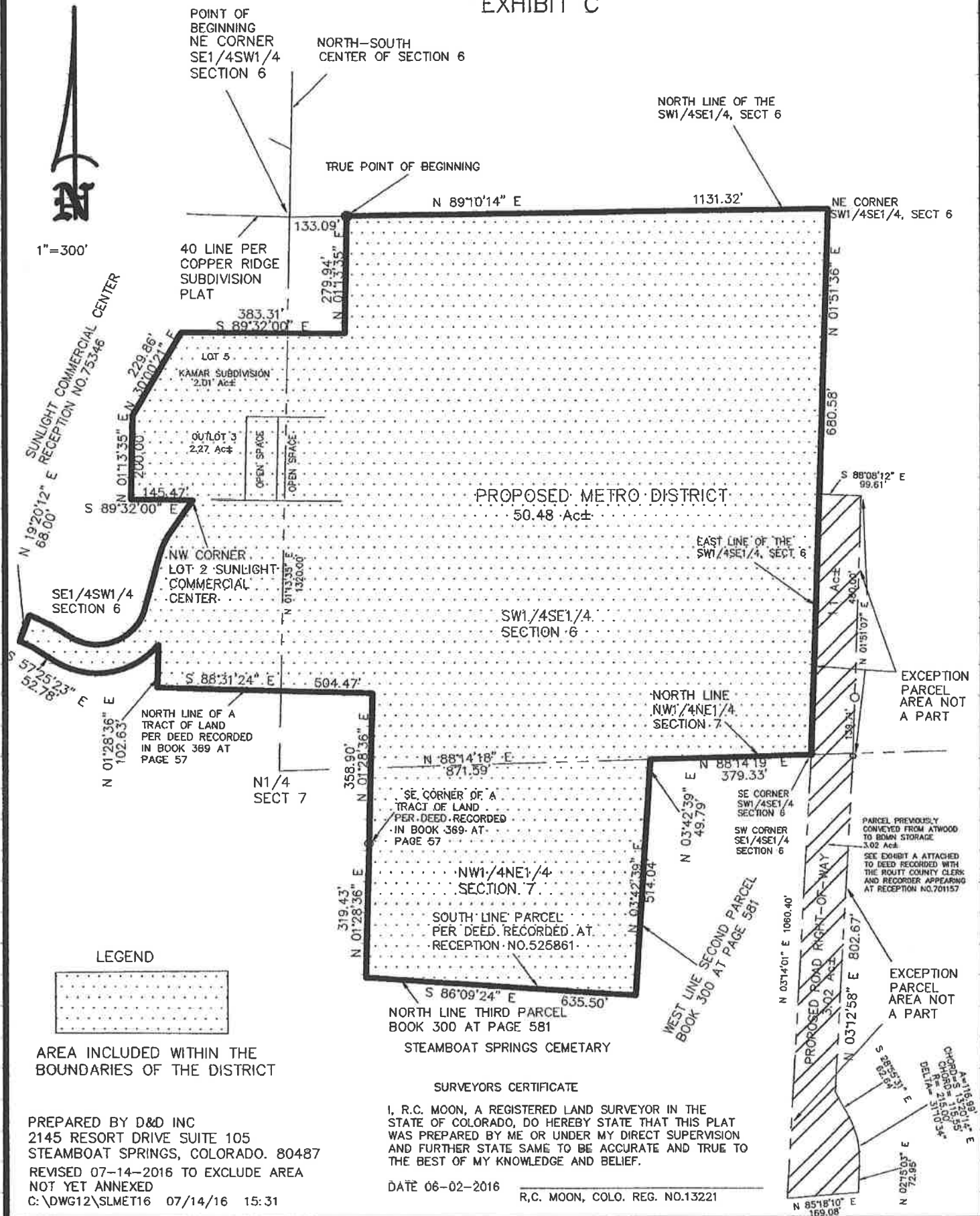


EXHIBIT C-2

Service Area Boundary Map

SUNLIGHT METROPOLITAN DISTRICT "EXHIBIT C"

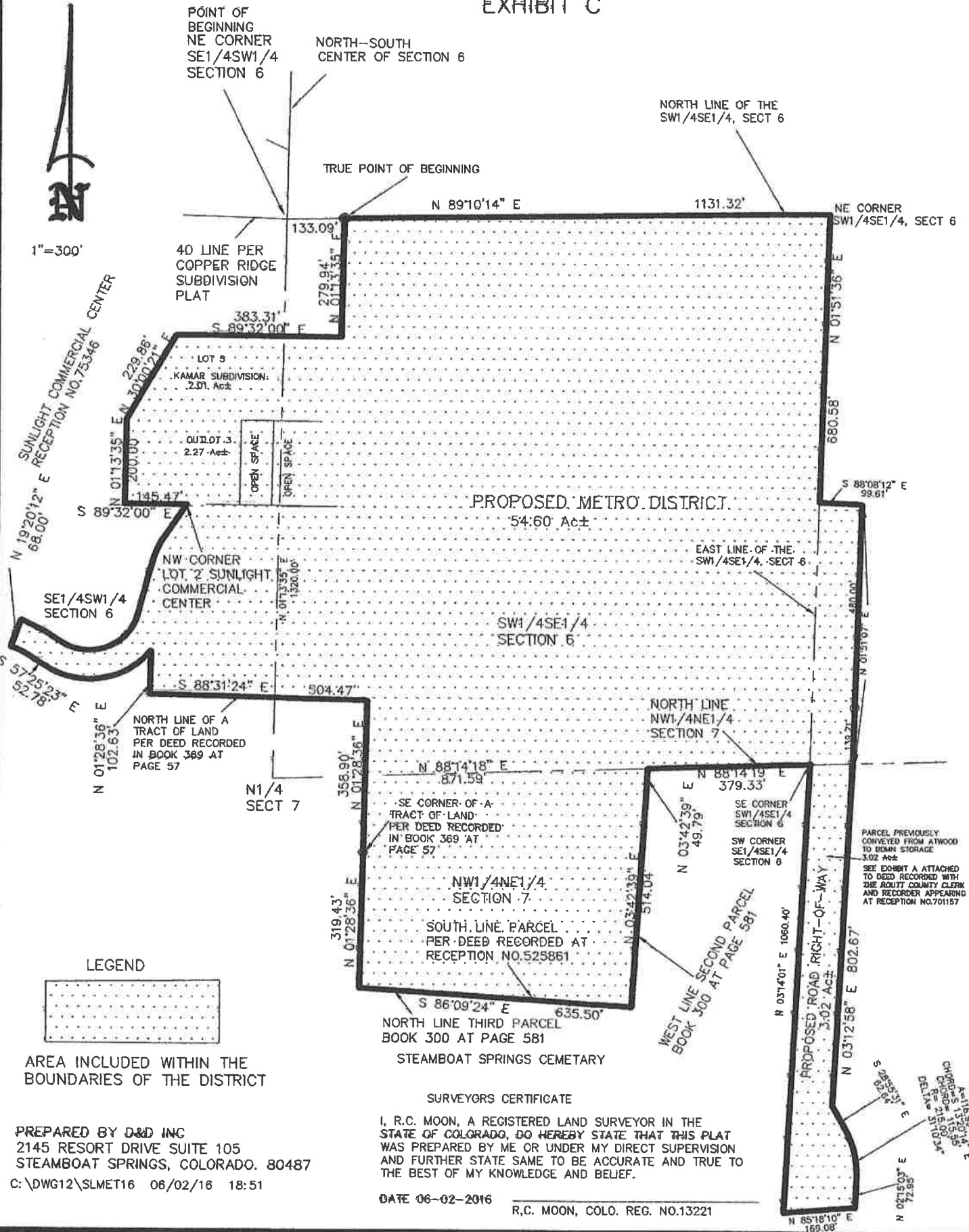


EXHIBIT D

Financial Plan

SUNLIGHT METROPOLITAN DISTRICT

Development Projection at 42.00 (target) District Mills

Series 2021, G.O. Bonds, Non-Rated, 120x @ Cap, 30-yr. Maturity

YEAR	<<<<<< Residential >>>>>>						< Platted/Developed Lots >				Total Available Revenue
	Total Res'l Units	Mkt Value Biennial Reasses'mt @ 2.0%	Cumulative Market Value	As'ed Value @ 7.96% of Market (2-yr lag)	Cumulative Market Value	As'ed Value @ 29.00% of Market (2-yr lag)	Total Assessed Value	District D/S Mill Levy [42.00 Target] [50.00 Cap]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 6%	
2015	0		0		0		\$0				0
2016	0		0		925,000		0		\$0	\$0	0
2017	14	0	9,435,000	0	1,292,000	0	0	42,000	0	0	0
2018	20		22,876,968	0	1,292,000	268,250	268,250	42,000	11,041	662	11,704
2019	20	457,539	37,045,315	751,026	1,292,000	374,680	1,125,706	42,000	46,334	2,780	49,114
2020	20		51,030,338	1,821,007	1,167,500	374,680	2,195,687	42,000	90,374	5,422	95,797
2021	18	1,020,607	64,941,088	2,948,807	0	374,680	3,323,487	42,000	136,795	8,208	145,002
2022	0		64,941,088	4,062,015	0	338,575	4,400,590	42,000	181,128	10,868	191,996
2023	0	1,298,822	66,239,910	5,169,311	0	0	5,169,311	42,000	212,769	12,766	225,535
2024	0		66,239,910	5,169,311	0	0	5,169,311	42,000	212,769	12,766	225,535
2025	0	1,324,798	67,564,708	5,272,697	0	0	5,272,697	42,000	217,024	13,021	230,046
2026	0		67,564,708	5,272,697	0	0	5,272,697	42,000	217,024	13,021	230,046
2027	0	1,351,294	68,916,003	5,378,151	0	0	5,378,151	42,000	221,365	13,282	234,647
2028	0		68,916,003	5,378,151	0	0	5,378,151	42,000	221,365	13,282	234,647
2029	0	1,378,320	70,294,323	5,485,714	0	0	5,485,714	42,000	225,792	13,548	239,339
2030	0		70,294,323	5,485,714	0	0	5,485,714	42,000	225,792	13,548	239,339
2031	0	1,405,886	71,700,209	5,595,428	0	0	5,595,428	42,000	230,308	13,818	244,126
2032	0		71,700,209	5,595,428	0	0	5,595,428	42,000	230,308	13,818	244,126
2033	0	1,434,004	73,134,213	5,707,337	0	0	5,707,337	42,000	234,914	14,095	249,009
2034	0		73,134,213	5,707,337	0	0	5,707,337	42,000	234,914	14,095	249,009
2035	0	1,462,684	74,596,897	5,821,483	0	0	5,821,483	42,000	239,612	14,377	253,989
2036			74,596,897	5,821,483	0	0	5,821,483	42,000	239,612	14,377	253,989
2037		1,491,938	76,088,835	5,937,913	0	0	5,937,913	42,000	244,405	14,664	259,069
2038			76,088,835	5,937,913	0	0	5,937,913	42,000	244,405	14,664	259,069
2039		1,521,777	77,610,612	6,056,671	0	0	6,056,671	42,000	249,293	14,958	264,250
2040			77,610,612	6,056,671	0	0	6,056,671	42,000	249,293	14,958	264,250
2041		1,552,212	79,162,824	6,177,805	0	0	6,177,805	42,000	254,278	15,257	269,535
2042			79,162,824	6,177,805	0	0	6,177,805	42,000	254,278	15,257	269,535
2043		1,583,256	80,746,081	6,301,361	0	0	6,301,361	42,000	259,364	15,562	274,926
2044			80,746,081	6,301,361	0	0	6,301,361	42,000	259,364	15,562	274,926
2045		1,614,922	82,361,002	6,427,388	0	0	6,427,388	42,000	264,551	15,873	280,424
2046			82,361,002	6,427,388	0	0	6,427,388	42,000	264,551	15,873	280,424
2047		1,647,220	84,008,223	6,555,936	0	0	6,555,936	42,000	269,842	16,191	286,033
2048			84,008,223	6,555,936	0	0	6,555,936	42,000	269,842	16,191	286,033
2049		1,680,164	85,688,387	6,687,055	0	0	6,687,055	42,000	275,239	16,514	291,754
2050			85,688,387	6,687,055	0	0	6,687,055	42,000	275,239	16,514	291,754
	92	22,225,445							7,263,185	435,791	7,698,976

SUNLIGHT METROPOLITAN DISTRICT

Development Projection at 42.00 (target) District Mills

Series 2021, G.O. Bonds, Non-Rated, 120x @ Cap, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2021 \$3,575,000 Par [Net \$3.045 MM] Net Debt Service	Annual Surplus	Cumulative Surplus \$357,500 Target	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ 0.00 Target	Cov. of Net DS: @ 50.00 Cap
2015	0		n/a					
2016	0		n/a	0	n/a	n/a	0.0%	0.0%
2017	0		n/a	0	n/a	n/a	0.0%	0.0%
2018	11,704		n/a	0	0%	0%	0.0%	0.0%
2019	49,114		n/a	0	0%	0%	0.0%	0.0%
2020	95,797		n/a	0	0%	0%	0.0%	0.0%
2021	145,002	\$0	145,002	145,002	200%	10%	0.0%	0.0%
2022	191,996	98,024	93,972	238,975	81%	6%	0.0%	233.2%
2023	225,535	221,048	4,487	243,462	69%	5%	0.0%	121.5%
2024	225,535	219,673	5,862	249,324	69%	5%	0.0%	122.2%
2025	230,046	223,298	6,748	256,073	67%	5%	0.0%	122.6%
2026	230,046	226,648	3,398	259,471	66%	5%	0.0%	120.8%
2027	234,647	229,723	4,924	264,395	64%	5%	0.0%	121.6%
2028	234,647	227,523	7,124	271,519	64%	5%	0.0%	122.8%
2029	239,339	235,323	4,017	275,536	62%	5%	0.0%	121.1%
2030	239,339	232,573	6,767	282,303	61%	5%	0.0%	122.5%
2031	244,126	239,823	4,304	286,606	59%	5%	0.0%	121.2%
2032	244,126	241,523	2,604	289,210	58%	4%	0.0%	120.3%
2033	249,009	242,948	6,061	295,271	55%	4%	0.0%	122.0%
2034	249,009	244,098	4,911	300,183	54%	4%	0.0%	121.4%
2035	253,989	249,973	4,016	304,199	52%	4%	0.0%	121.0%
2036	253,989	250,298	3,691	307,891	50%	4%	0.0%	120.8%
2037	259,069	255,348	3,721	311,612	48%	4%	0.0%	120.8%
2038	259,069	254,848	4,221	315,833	46%	4%	0.0%	121.0%
2039	264,250	259,073	5,178	321,011	43%	3%	0.0%	121.4%
2040	264,250	257,748	6,503	327,513	42%	3%	0.0%	122.1%
2041	269,535	266,148	3,388	330,901	39%	3%	0.0%	120.6%
2042	269,535	263,723	5,813	336,713	37%	3%	0.0%	121.7%
2043	274,926	271,023	3,903	340,617	34%	3%	0.0%	120.8%
2044	274,926	272,498	2,428	343,045	31%	2%	0.0%	120.1%
2045	280,424	273,423	7,002	350,047	28%	2%	0.0%	122.1%
2046	280,424	273,798	6,627	356,674	25%	2%	0.0%	121.9%
2047	286,033	278,623	7,410	357,500	22%	2%	0.0%	122.2%
2048	286,033	282,623	3,410	357,500	19%	1%	0.0%	120.5%
2049	291,754	285,798	5,956	357,500	15%	1%	0.0%	121.5%
2050	291,754	288,148	3,606	357,500	12%	1%	0.0%	120.5%
	7,698,976	7,456,252	86,109					

[AMay2215 21nribA]

SUNLIGHT METROPOLITAN DISTRICT

Operations Revenue and Expense Projection

YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6% of Prop'y Taxes	Total Available For O&M	Less District Operations @ of \$50,000 Infl. @ 1% or max 12.0 mills	Developer Advances for Operations	Developer Repayment for Operations	Annual Surplus	Total Mills
2015										
2016										
2017	0	12.000	0	0	0	50,000	50,000	0	0	54.000
2018	268,250	12.000	3,155	189	3,344	50,500	47,156	0	0	54.000
2019	1,125,706	12.000	13,238	794	14,033	51,005	36,972	0	0	54.000
2020	2,195,687	12.000	25,821	1,549	27,371	51,515	24,144	0	0	54.000
2021	3,323,487	12.000	39,084	2,345	41,429	52,030	10,601	0	0	54.000
2022	4,400,590	12.000	51,751	3,105	54,856	52,551	0	2,305	0	54.000
2023	5,169,311	12.000	60,791	3,647	64,439	53,076	0	11,363	0	54.000
2024	5,169,311	12.000	60,791	3,647	64,439	53,607	0	10,832	0	54.000
2025	5,272,697	12.000	62,007	3,720	65,727	54,143	0	11,584	0	54.000
2026	5,272,697	12.000	62,007	3,720	65,727	54,684	0	11,043	0	54.000
2027	5,378,151	12.000	63,247	3,795	67,042	55,231	0	11,811	0	54.000
2028	5,378,151	12.000	63,247	3,795	67,042	55,783	0	11,258	0	54.000
2029	5,485,714	12.000	64,512	3,871	68,383	56,341	0	12,041	0	54.000
2030	5,485,714	12.000	64,512	3,871	68,383	56,905	0	11,478	0	54.000
2031	5,595,428	12.000	65,802	3,948	69,750	57,474	0	12,277	0	54.000
2032	5,595,428	12.000	65,802	3,948	69,750	58,048	0	11,702	0	54.000
2033	5,707,337	12.000	67,118	4,027	71,145	58,629	0	12,516	0	54.000
2034	5,707,337	12.000	67,118	4,027	71,145	59,215	0	11,930	0	54.000
2035	5,821,483	12.000	68,461	4,108	72,568	59,807	0	12,761	0	54.000
2036	5,821,483	12.000	68,461	4,108	72,568	60,405	0	12,163	0	54.000
2037	5,937,913	12.000	69,830	4,190	74,020	61,010	0	1,809	11,201	54.000
2038	5,937,913	9.990	58,132	3,488	61,620	61,620	0	0	0	51.990
2039	6,056,671	9.892	58,713	3,523	62,236	62,236	0	0	0	51.892
2040	6,056,671	9.991	59,300	3,558	62,858	62,858	0	0	0	51.991
2041	6,177,805	9.893	59,893	3,594	63,487	63,487	0	0	0	51.893
2042	6,177,805	9.992	60,492	3,630	64,122	64,122	0	0	0	51.992
2043	6,301,361	9.894	61,097	3,666	64,763	64,763	0	0	0	51.894
2044	6,301,361	9.993	61,708	3,702	65,410	65,410	0	0	0	51.993
2045	6,427,388	9.895	62,325	3,740	66,065	66,065	0	0	0	51.895
2046	6,427,388	9.994	62,948	3,777	66,725	66,725	0	0	0	51.994
2047	6,555,936	9.896	63,578	3,815	67,392	67,392	0	0	0	51.896
2048	6,555,936	9.995	64,214	3,853	68,066	68,066	0	0	0	51.995
2049	6,687,055	9.897	64,856	3,891	68,747	68,747	0	0	0	51.897
2050	6,687,055	9.996	65,504	3,930	69,435	69,435	0	0	0	51.996
			2,246,994	134,820	2,381,814	2,370,613	168,874	168,874	11,201	

SUNLIGHT METROPOLITAN DISTRICT

Development Projection – Buildout Plan (updated 5/22/15)

Residential Development															
YEAR	SFD 1					SFD 2					SFD 3				
	Incr/(Decr) in Finished Lot		# Units	Price	Market	Incr/(Decr) in Finished Lot		# Units	Price	Market	Incr/(Decr) in Finished Lot		# Units	Price	Market
	# Lots	Value @	Completed	Inflated @		# Lots	Value @	Completed	Inflated @		# Lots	Value @	Completed	Inflated @	
	Devel'd	10%	17 target	2%	Value	Devel'd	10%	24 target	2%	Value	Devel'd	10%	28 target	2%	Value
2015	0	0		\$465,000	0	0	0		\$540,000	0	0	0		\$610,000	0
2016	2	93,000		485,000	0	4	216,000		540,000	0	4	244,000		610,000	0
2017	4	93,000	2	474,300	948,600	5	54,000	4	550,800	2,203,200	6	122,000	4	622,200	2,488,800
2018	4	0	4	483,786	1,935,144	5	0	5	561,816	2,809,080	6	0	6	634,644	3,807,864
2019	4	0	4	493,462	1,973,847	5	0	5	573,052	2,865,262	6	0	6	647,337	3,884,021
2020	3	(46,500)	4	503,331	2,013,324	5	0	5	584,513	2,922,567	6	0	6	660,284	3,961,702
2021	0	(139,500)	3	513,398	1,540,193	0	(270,000)	5	596,204	2,981,018	0	(366,000)	6	673,489	4,040,936
2022	0	0	0	523,666	0	0	0	0	608,128	0	0	0	0	686,959	0
2023	0	0	0	534,139	0	0	0	0	620,290	0	0	0	0	700,698	0
2024	0	0	0	544,822	0	0	0	0	632,696	0	0	0	0	714,712	0
2025	0	0	0	555,718	0	0	0	0	645,350	0	0	0	0	729,006	0
2026	0	0	0	566,832	0	0	0	0	658,257	0	0	0	0	743,587	0
2027	0	0	0	578,169	0	0	0	0	671,422	0	0	0	0	758,458	0
2028	0	0	0	589,732	0	0	0	0	684,851	0	0	0	0	773,627	0
2029	0	0	0	601,527	0	0	0	0	698,548	0	0	0	0	789,100	0
2030	0	0	0	613,558	0	0	0	0	712,519	0	0	0	0	804,882	0
2031	0	0	0	625,829	0	0	0	0	726,769	0	0	0	0	820,980	0
2032	0	0	0	638,345	0	0	0	0	741,304	0	0	0	0	837,399	0
2033	0	0	0	651,112	0	0	0	0	756,130	0	0	0	0	854,147	0
2034	0	0	0	664,135	0	0	0	0	771,253	0	0	0	0	871,230	0
2035		0	0	677,417	0		0	0	786,678	0		0	0	888,655	0
	17	(0)	17		8,411,107	24	0	24		13,781,127	28	(0)	28		18,183,323

SUNLIGHT METROPOLITAN DISTRICT

Development Projection – Buildout Plan (updated 5/22/15)

											Residential Summary			
YEAR	<u>SFD Custom</u>					<u>Duplex</u>							Value of Platted & Developed Lots	
	Incr/(Decr) in Finished Lot		# Units Completed	Price		Incr/(Decr) in Finished Lot		# Units Completed	Price		Total Residential Market Value	Total Res'l Units	Adjustment ¹	Adjusted Value
	# Lots Devel'd	Value @ 10%		Inflated @ 2%	Market Value	# Lots Devel'd	Value @ 10%		Inflated @ 2%	Market Value				
2015	0	0		\$980,000	0	0	0		\$880,000	0	\$0	0	0	0
2016	2	196,000		990,000	0	2	176,000		880,000	0	0	0	0	925,000
2017	3	98,000	2	999,600	1,999,200	2	0	2	897,600	1,795,200	9,435,000	14	0	367,000
2018	3	0	3	1,019,592	3,058,776	2	0	2	915,552	1,831,104	13,441,968	20	0	0
2019	3	0	3	1,039,984	3,119,952	2	0	2	933,863	1,867,726	13,710,807	20	0	0
2020	4	98,000	3	1,060,784	3,182,351	0	(176,000)	2	952,540	1,905,081	13,985,024	20	0	(124,500)
2021	0	(392,000)	4	1,081,999	4,327,997	0	0	0	971,591	0	12,890,143	18	0	(1,167,500)
2022	0	0	0	1,103,639	0	0	0	0	991,023	0	0	0	0	0
2023	0	0	0	1,125,712	0	0	0	0	1,010,843	0	0	0	0	0
2024	0	0	0	1,148,226	0	0	0	0	1,031,060	0	0	0	0	0
2025	0	0	0	1,171,191	0	0	0	0	1,051,681	0	0	0	0	0
2026	0	0	0	1,194,615	0	0	0	0	1,072,715	0	0	0	0	0
2027	0	0	0	1,218,507	0	0	0	0	1,094,169	0	0	0	0	0
2028	0	0	0	1,242,877	0	0	0	0	1,116,053	0	0	0	0	0
2029	0	0	0	1,267,734	0	0	0	0	1,138,374	0	0	0	0	0
2030	0	0	0	1,293,089	0	0	0	0	1,161,141	0	0	0	0	0
2031	0	0	0	1,318,951	0	0	0	0	1,184,364	0	0	0	0	0
2032	0	0	0	1,345,330	0	0	0	0	1,208,051	0	0	0	0	0
2033	0	0	0	1,372,237	0	0	0	0	1,232,212	0	0	0	0	0
2034	0	0	0	1,399,681	0	0	0	0	1,256,857	0	0	0	0	0
2035	0	0	0	1,427,675	0	0	0	0	1,281,994	0	0	0	0	0
	15	0	15		15,688,275	8	0	8		7,399,111	63,462,942	92	0	0

[1] Adj. to actual/prelim AV

SOURCES AND USES OF FUNDS

SUNLIGHT METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2021

42.00 (target) Mills

Non-Rated, 120x @ Cap, 30-yr. Maturity

[Preliminary -- for discussion only]

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

Sources:

Bond Proceeds:	
Par Amount	3,575,000.00
	3,575,000.00

Uses:

Project Fund Deposits:	
Project Fund	3,045,300.21
Other Fund Deposits:	
Capitalized Interest	97,974.79
Debt Service Reserve Fund	288,725.00
	386,699.79
Delivery Date Expenses:	
Cost of Issuance (est.)	143,000.00
	3,575,000.00

BOND SUMMARY STATISTICS

SUNLIGHT METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2021

42.00 (target) Mills

Non-Rated, 120x @ Cap, 30-yr. Maturity

[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	5.500000%
True Interest Cost (TIC)	5.500000%
Net Interest Cost (NIC)	5.500000%
All-In TIC	5.840859%
Average Coupon	5.500000%
Average Life (years)	21.794
Duration of Issue (years)	12.436
Par Amount	3,575,000.00
Bond Proceeds	3,575,000.00
Total Interest	4,285,325.00
Net Interest	4,285,325.00
Bond Years from Dated Date	77,915,000.00
Bond Years from Delivery Date	77,915,000.00
Total Debt Service	7,860,325.00
Maximum Annual Debt Service	580,250.00
Average Annual Debt Service	262,010.83
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Term Bond due 2051	3,575,000.00	100.000	5.500%	21.794	5,219.50
	3,575,000.00			21.794	5,219.50

	TIC	All-In TIC	Arbitrage Yield
Par Value	3,575,000.00	3,575,000.00	3,575,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense			
- Other Amounts		-143,000.00	
Target Value	3,575,000.00	3,432,000.00	3,575,000.00
Target Date	12/01/2021	12/01/2021	12/01/2021
Yield	5.500000%	5.840859%	5.500000%

BOND DEBT SERVICE

SUNLIGHT METROPOLITAN DISTRICT
GENERAL OBLIGATION BONDS, SERIES 2021
42.00 (target) Mills
Non-Rated, 120x @ Cap, 30-yr. Maturity
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2022			98,312.50	98,312.50	
12/01/2022			98,312.50	98,312.50	196,625
06/01/2023			98,312.50	98,312.50	
12/01/2023	25,000	5.500%	98,312.50	123,312.50	221,625
06/01/2024			97,625.00	97,625.00	
12/01/2024	25,000	5.500%	97,625.00	122,625.00	220,250
06/01/2025			96,937.50	96,937.50	
12/01/2025	30,000	5.500%	96,937.50	126,937.50	223,875
06/01/2026			96,112.50	96,112.50	
12/01/2026	35,000	5.500%	96,112.50	131,112.50	227,225
06/01/2027			95,150.00	95,150.00	
12/01/2027	40,000	5.500%	95,150.00	135,150.00	230,300
06/01/2028			94,050.00	94,050.00	
12/01/2028	40,000	5.500%	94,050.00	134,050.00	228,100
06/01/2029			92,950.00	92,950.00	
12/01/2029	50,000	5.500%	92,950.00	142,950.00	235,900
06/01/2030			91,575.00	91,575.00	
12/01/2030	50,000	5.500%	91,575.00	141,575.00	233,150
06/01/2031			90,200.00	90,200.00	
12/01/2031	60,000	5.500%	90,200.00	150,200.00	240,400
06/01/2032			88,550.00	88,550.00	
12/01/2032	65,000	5.500%	88,550.00	153,550.00	242,100
06/01/2033			86,762.50	86,762.50	
12/01/2033	70,000	5.500%	86,762.50	156,762.50	243,525
06/01/2034			84,837.50	84,837.50	
12/01/2034	75,000	5.500%	84,837.50	159,837.50	244,675
06/01/2035			82,775.00	82,775.00	
12/01/2035	85,000	5.500%	82,775.00	167,775.00	250,550
06/01/2036			80,437.50	80,437.50	
12/01/2036	90,000	5.500%	80,437.50	170,437.50	250,875
06/01/2037			77,962.50	77,962.50	
12/01/2037	100,000	5.500%	77,962.50	177,962.50	255,925
06/01/2038			75,212.50	75,212.50	
12/01/2038	105,000	5.500%	75,212.50	180,212.50	255,425
06/01/2039			72,325.00	72,325.00	
12/01/2039	115,000	5.500%	72,325.00	187,325.00	259,650
06/01/2040			69,162.50	69,162.50	
12/01/2040	120,000	5.500%	69,162.50	189,162.50	258,325
06/01/2041			65,862.50	65,862.50	
12/01/2041	135,000	5.500%	65,862.50	200,862.50	266,725
06/01/2042			62,150.00	62,150.00	
12/01/2042	140,000	5.500%	62,150.00	202,150.00	264,300
06/01/2043			58,300.00	58,300.00	
12/01/2043	155,000	5.500%	58,300.00	213,300.00	271,600
06/01/2044			54,037.50	54,037.50	
12/01/2044	165,000	5.500%	54,037.50	219,037.50	273,075
06/01/2045			49,500.00	49,500.00	
12/01/2045	175,000	5.500%	49,500.00	224,500.00	274,000
06/01/2046			44,687.50	44,687.50	
12/01/2046	185,000	5.500%	44,687.50	229,687.50	274,375
06/01/2047			39,600.00	39,600.00	
12/01/2047	200,000	5.500%	39,600.00	239,600.00	279,200
06/01/2048			34,100.00	34,100.00	
12/01/2048	215,000	5.500%	34,100.00	249,100.00	283,200
06/01/2049			28,187.50	28,187.50	
12/01/2049	230,000	5.500%	28,187.50	258,187.50	286,375
06/01/2050			21,862.50	21,862.50	
12/01/2050	245,000	5.500%	21,862.50	266,862.50	288,725
06/01/2051			15,125.00	15,125.00	
12/01/2051	550,000	5.500%	15,125.00	565,125.00	580,250
	3,575,000		4,285,325.00	7,860,325.00	7,860,325

NET DEBT SERVICE

SUNLIGHT METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2021

42.00 (target) Mills

Non-Rated, 120x @ Cap, 30-yr. Maturity

[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest	Net Debt Service
12/01/2022		196,625	196,625	-288.73	-98,312.50	98,023.77
12/01/2023	25,000	196,625	221,625	-577.46		221,047.54
12/01/2024	25,000	195,250	220,250	-577.46		219,672.54
12/01/2025	30,000	193,875	223,875	-577.46		223,297.54
12/01/2026	35,000	192,225	227,225	-577.46		226,647.54
12/01/2027	40,000	190,300	230,300	-577.46		229,722.54
12/01/2028	40,000	188,100	228,100	-577.46		227,522.54
12/01/2029	50,000	185,900	235,900	-577.46		235,322.54
12/01/2030	50,000	183,150	233,150	-577.46		232,572.54
12/01/2031	60,000	180,400	240,400	-577.46		239,822.54
12/01/2032	65,000	177,100	242,100	-577.46		241,522.54
12/01/2033	70,000	173,525	243,525	-577.46		242,947.54
12/01/2034	75,000	169,675	244,675	-577.46		244,097.54
12/01/2035	85,000	165,550	250,550	-577.46		249,972.54
12/01/2036	90,000	160,875	250,875	-577.46		250,297.54
12/01/2037	100,000	155,925	255,925	-577.46		255,347.54
12/01/2038	105,000	150,425	255,425	-577.46		254,847.54
12/01/2039	115,000	144,650	259,650	-577.46		259,072.54
12/01/2040	120,000	138,325	258,325	-577.46		257,747.54
12/01/2041	135,000	131,725	266,725	-577.46		266,147.54
12/01/2042	140,000	124,300	264,300	-577.46		263,722.54
12/01/2043	155,000	116,600	271,600	-577.46		271,022.54
12/01/2044	165,000	108,075	273,075	-577.46		272,497.54
12/01/2045	175,000	99,000	274,000	-577.46		273,422.54
12/01/2046	185,000	89,375	274,375	-577.46		273,797.54
12/01/2047	200,000	79,200	279,200	-577.46		278,622.54
12/01/2048	215,000	68,200	283,200	-577.46		282,622.54
12/01/2049	230,000	56,375	286,375	-577.46		285,797.54
12/01/2050	245,000	43,725	288,725	-577.46		288,147.54
12/01/2051	550,000	30,250	580,250	-289,302.46		290,947.54
	3,575,000	4,285,325	7,860,325	-305,760.07	-98,312.50	7,456,252.43

BOND SOLUTION

SUNLIGHT METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2021

42.00 (target) Mills

Non-Rated, 120x @ Cap, 30-yr. Maturity

[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		196,625	-98,601	98,024	228,567	130,543	233.17471%
12/01/2023	25,000	221,625	-577	221,048	268,494	47,446	121.46436%
12/01/2024	25,000	220,250	-577	219,673	268,494	48,821	122.22465%
12/01/2025	30,000	223,875	-577	223,298	273,864	50,566	122.64527%
12/01/2026	35,000	227,225	-577	226,648	273,864	47,216	120.83249%
12/01/2027	40,000	230,300	-577	229,723	279,341	49,619	121.59937%
12/01/2028	40,000	228,100	-577	227,523	279,341	51,819	122.77515%
12/01/2029	50,000	235,900	-577	235,323	284,928	49,605	121.07976%
12/01/2030	50,000	233,150	-577	232,573	284,928	52,355	122.51144%
12/01/2031	60,000	240,400	-577	239,823	290,627	50,804	121.18399%
12/01/2032	65,000	242,100	-577	241,523	290,627	49,104	120.33102%
12/01/2033	70,000	243,525	-577	242,948	296,439	53,492	122.01772%
12/01/2034	75,000	244,675	-577	244,098	296,439	52,342	121.44287%
12/01/2035	85,000	250,550	-577	249,973	302,368	52,395	120.96043%
12/01/2036	90,000	250,875	-577	250,298	302,368	52,070	120.80336%
12/01/2037	100,000	255,925	-577	255,348	308,415	53,068	120.78252%
12/01/2038	105,000	255,425	-577	254,848	308,415	53,568	121.01949%
12/01/2039	115,000	259,650	-577	259,073	314,584	55,511	121.42681%
12/01/2040	120,000	258,325	-577	257,748	314,584	56,836	122.05102%
12/01/2041	135,000	266,725	-577	266,148	320,875	54,728	120.56290%
12/01/2042	140,000	264,300	-577	263,723	320,875	57,153	121.67150%
12/01/2043	155,000	271,600	-577	271,023	327,293	56,270	120.76216%
12/01/2044	165,000	273,075	-577	272,498	327,293	54,795	120.10849%
12/01/2045	175,000	274,000	-577	273,423	333,839	60,416	122.09620%
12/01/2046	185,000	274,375	-577	273,798	333,839	60,041	121.92897%
12/01/2047	200,000	279,200	-577	278,623	340,515	61,893	122.21384%
12/01/2048	215,000	283,200	-577	282,623	340,515	57,893	120.48413%
12/01/2049	230,000	286,375	-577	285,798	347,326	61,528	121.52855%
12/01/2050	245,000	288,725	-577	288,148	347,326	59,178	120.53742%
12/01/2051	550,000	580,250	-289,302	290,948	354,272	63,325	121.76495%
	3,575,000	7,860,325	-404,073	7,456,252	9,160,652	1,704,399	