

WEST MOUNTAIN METROPOLITAN DISTRICT,

WEST MEADOW METROPOLITAN DISTRICT,

AND

BYERS VIEW METROPOLITAN DISTRICT

**FIRST AMENDED AND RESTATED
CONSOLIDATED SERVICE PLAN**

Town of Fraser, Colorado

April 14, 2005

WEST MOUNTAIN METROPOLITAN DISTRICT,

WEST MEADOW METROPOLITAN DISTRICT,

AND

BYERS VIEW METROPOLITAN DISTRICT

TOWN OF FRASER, COLORADO

PREPARED FOR

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- Exhibit B: Detailed map showing boundary lines of the Districts (B – 1, 2, 3 & 4).
- Exhibit C: Future Inclusion.
- Exhibit D: Preliminary Infrastructure Cost Estimate; and Drawings.
- Exhibit E: Financing Proforma.

**FIRST AMENDED AND RESTATED CONSOLIDATED SERVICE
PLAN FOR WEST MOUNTAIN METROPOLITAN DISTRICT,
WEST MEADOW METROPOLITAN DISTRICT, AND
BYERS VIEW METROPOLITAN DISTRICT**

I. INTRODUCTION

General Description of Services to be Provided

The West Mountain Metropolitan District (“Financing District” or “West Mountain”), West Meadow Metropolitan District (“Financing District” or “West Meadow”), and Byers View Metropolitan District (“Managing District” or “Byers View”) (collectively referred to as “Districts”) as proposed, are located in the Town of Fraser, Colorado (the “Town”). This document constitutes the amendment and restatement of the July 30, 2004 Service Plan for the Districts (the “Amended Service Plan”). The main purpose of the Districts is to finance public improvements to dedicate to the Town, or to some other appropriate governmental or non-profit entity, as approved in writing by the Town, for the use and benefit of the Districts’ inhabitants and taxpayers, unless a disposition other than dedication is agreed to with the Town. Such improvements shall include:

- a) The acquisition, construction, relocation, completion, installation and/or operation and maintenance of a complete local **sanitary sewage collection and transmission system and storm drainage** which may include, but shall not be limited to, collection mains and laterals, transmission lines, and/or storm sewer, flood and surface drainage facilities and systems, including detention/retention ponds and associated irrigation facilities, and all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the Districts. **The sanitary sewer improvements described herein, except the storm and drainage facilities, shall be dedicated to and maintained by the Fraser Sanitation District, the Town, or other entities as the Town may direct. Storm and drainage facilities shall be dedicated and maintained by the Town.**

- b) The acquisition, construction, relocation, completion, installation and/or operation and maintenance of complete **potable and non-potable local water supply**, storage, transmission, and distribution system, which may include, but shall not be limited to, transmission lines, distribution mains and laterals, irrigation facilities, storage facilities, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system within and without the boundaries of the Districts. **The potable water facilities described herein shall be dedicated to and maintained by the Town as provided in the Annexation Agreement or generally applicable Town regulations governing the dedication and acceptance of public improvements.**

c) The acquisition, construction, relocation, completion, installation and/or operation and maintenance of facilities and/or services for a system of **traffic and safety controls** and devices on streets and highways, and at railroad crossings, including signalization, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the Districts. **The system of traffic and safety controls and devices described herein shall be dedicated to and maintained by the Town as provided by generally applicable Town regulations governing the dedication and acceptance of public improvements.**

d) The acquisition, construction, relocation, completion, installation and/or operation and maintenance of **street improvements**, including curbs, gutters, culverts, and other drainage facilities, sidewalks, bridges, overpasses, bike paths and pedestrian ways, interchanges, median islands, paving, lighting, grading, landscaping, irrigation, parking lots and structures; and street-related electric, telephone, gas, steam, heating, and cooling facilities and lines; together with all necessary, incidental, and appurtenant facilities, land and easements together with extensions of and improvements to said facilities within and without the boundaries of the Districts. **The street improvements described herein shall be dedicated to and maintained by the Town as provided in generally applicable Town regulations governing the dedication and acceptance of public improvements.**

The Districts shall provide facilities to both the residential and retail property within the development, consisting of approximately 1,003 acres of land, primarily zoned residential, for West Mountain; 286 acres of land, largely zoned commercial, but containing some residential, within West Meadow; and 6.13 acres of land within Byers View or the Managing District (collectively the "Development" or "Property"). Legal descriptions and maps of the Property within the boundaries of the Financing Districts and Managing District are attached to this Amended Service Plan as Exhibits A and B. The legal description and map depicting the future inclusion property (Johns Parcel) that is expected to be included within the ultimate boundaries of the Districts, subject to Town approval, are attached as Exhibit C.

II. PURPOSE OF THE DISTRICTS

It is intended that the Districts, as Districts organized pursuant to Title 32, Colorado Revised Statutes (the "District Act"), will provide certain essential public-purpose facilities for the use and benefit of the anticipated inhabitants and taxpayers. These persons include residents and owners of real property located within the boundaries of the Districts as currently contemplated and as the same may be changed through the inclusion or exclusion of territory, subject to approval from the Town.

Discussions with the Town indicate that the Town does not consider it feasible or practical for the Town itself to provide the area with the extensive public improvements and

facilities needed to serve the Districts' residents at this time. The Districts are therefore necessary to provide the desired urban facilities and services.

The Districts are expected initially to finance and perform the construction of improvements both within and without the boundaries of the Districts. Notably, certain improvements of city-wide benefit, such as the extension or upgrade of the sanitation system, are specifically contemplated for the immediate future.

The Districts acknowledge the need and the intent to cooperate with the Town to serve and promote the health, safety, prosperity, security and general welfare of its inhabitants.

The Districts intend to dedicate all of the improvements that are constructed to the Town or such other entity as the Town may direct. It is the intent of the Districts to operate improvements only during the period prior to acceptance of such dedications or in unusual circumstances, such as when the Town or other applicable entity does not want to accept the improvements. The dedication of improvements by the Districts and acceptance of improvements by the Town shall be completed in accordance with the generally applicable regulations of the Town as the same may be amended from time to time. Offering of improvements for acceptance and the acceptance of improvements offered for dedication shall not be unreasonably withheld or delayed. All conveyance documents shall be in such form as is reasonably acceptable to the Town. The Districts shall dissolve when all improvements have been conveyed and all debt has been finally issued.

III. BOUNDARIES

The initial service areas of the Districts are generally described on Exhibits A and B, containing a legal description of the boundaries of the Districts and detailed maps showing boundary lines of the Districts. The entire boundaries of the Districts are within the boundaries of the Town.

Changes in Boundaries

It is intended that additional property may be included within the Districts as it comes under the ownership or control of the Developer and the Developer determines that it will be appropriate to effect such inclusion, subject to approval by the Town. Without further Town approval, the Developer may exclude and include property within the Town between the Districts as development plans become better defined. As for other inclusions or exclusions of property, the changing of boundaries of the Districts shall be subject to prior review and written approval by the Town.

IV. GENERAL DESCRIPTION OF FACILITIES TO BE CONSTRUCTED AND PRELIMINARY ENGINEERING AND ARCHITECTURAL SURVEY

Types of Improvements

The Districts shall be authorized to acquire, construct, install and finance water, sanitary sewer and storm drainage, and street facilities and improvements, within and without the boundaries of the Districts, all as more particularly described herein. No funds or assets of the Town will be pledged as security for the repayment of debt incurred by the Districts, and the Town shall have no financial liability of any nature for the debt of the Districts or their operations.

The following is a representative list of the facilities to be provided: (amounts include a contingency to cover design, engineering, construction management, allocable costs of district organization, overhead and unforeseen expenses. The engineer's preliminary infrastructure cost estimates submitted for this Amended Service Plan approval are described in Exhibit D.)

Sanitation;	\$ 12,135,000
Street Improvement and Drainage;	\$ 52,465,000
Water;	<u>\$ 34,400,000</u>
Grand Total Service Plan Debt Authorization	<u>\$ 99,000,000</u>

No construction amounts have been provided for parks and recreation, television relay and translation, or other services that might have been included as a District power. In the event these powers are later added, and a bond authorization provided therefore, such addition shall require the Town's approval of a material modification of the Amended Service Plan.

To the extent allowed by law and the debt authorization approved by eligible electors of the Districts, the Board of Directors of the Districts shall have the authority to shift funds from one category of improvements to another so long as the debt limit stated in the financial plan hereof and approved by the electors is not exceeded. The Districts shall not expend funds without a public purpose. **Notwithstanding anything to the contrary contained herein, the total amount of debt which may be issued by the Districts shall not collectively exceed Ninety-Nine Million dollars (\$99,000,000) without an amendment to this Amended Service Plan. In no case, however, shall the amount for "Engineering, Construction Management, Overhead, Allocable Costs of District Overhead, and Contingency" exceed 15% of the costs for Sanitation, Street Improvements and Drainage, and Water without the approval of the Town as evidenced by a resolution of the Town Board.**

Town Construction Standards

The Districts shall ensure that any proposed improvements will be designed and constructed at a minimum in accordance with the standards and specifications set forth by the Town and/or the applicable public entity that will be responsible for the maintenance and operation of the public improvements.

The Districts shall comply with the approved Planned Development District Plan for the Development (“PDD Plan”) and the Annexation Agreement for the Development (“Annexation Agreement”) as amended and supplemented from time to time.

Services of District

The Districts will require operating funds to plan and cause the public improvement plan to be constructed. Additional costs to the capital costs indicated herein are expected to include: the described operation and maintenance of the improvements by the Districts, operation and maintenance of improvements, if any, which the Town chooses not to accept (following an agreement with the Districts, as noted above), and expenses related to formation and operation of the Districts, such as reimbursement of organizational costs, legal, engineering, accounting and issuance costs of indebtedness, preparation of budgets, audits, elections, informational filings, and the like. Under the Amended Service Plan the first year’s operating budget was estimated to be \$100,000. The Developer has and will continue to pay the Districts’ operations and maintenance expenses. The Districts shall not impose a mill levy for the purpose of levying taxes to pay the Districts’ operations and maintenance expenses.

V. FINANCIAL PLAN – (Exhibit E)

The Districts placed on the ballot for the November 2, 2004 election, ballot issues for all proposed debt authorization of the Districts. The Districts may not issue an aggregate of more than \$99,000,000 of bonds or other multiple-fiscal year indebtedness.

The Districts may issue general obligation bonds or other multiple-fiscal year indebtedness subject to the following limitations:

1. The first \$30,000,000 in the aggregate amount of such obligations issued by the Districts (exclusive of Developer notes and reimbursements) may be issued only if, at the time of issuance, the projected assessed valuation of the Districts, including anticipated improvements and appreciation, is sufficient to pay such obligations prior to their scheduled maturity. This first \$30,000,000 in debt shall be subject to a 50 mill cap for debt service purposes.
2. Any obligations issued by the Districts in excess of \$30,000,000 in the aggregate amount may be issued by the Districts only if, at the time of issuance, the assessed valuation of the Districts, as certified by the County Assessor, is sufficient to pay

such obligations according to their terms, at a rate of 35 mills for all debt service (the Additional Bonds Test). All such obligations over \$30,000,000 shall also be subject to a mill levy not to exceed 50 mills (for debt service).

3. All such obligations must be issued by the Districts on or before December 31, 2030.
4. All debt must mature on or before December 31, 2050.
5. Notwithstanding anything else herein to the contrary, such obligations shall be subject to a mill levy not to exceed 50 mills (for debt service), regardless of changes in the method of calculating assessed valuation (a Gallagher adjustment).

Notwithstanding anything to the contrary in paragraphs 2 and 3 above, the Districts may enter into reimbursement agreements and issue notes or other multiple-fiscal year obligations to the Developer, or may agree to reimburse advances made to the Districts by the Developer without any consideration of the Districts' assessed valuation, actual or projected. The interest rate on any amounts payable to the Developer shall accrue interest at a rate not in excess of 8.0% annually.

Annual administrative, operational and maintenance expenses are expected to be minimal, except as may be provided by intergovernmental agreement with the Town. Any expenses associated with the above items shall not exceed five mills without approval of the Town Board. If necessary, however, the Districts reserve the right to supplement these revenues with additional revenue sources as described in this Amended Service Plan. The Districts may use all or any portion of the operational mill levy for payment of debt.

The Financing Plan attached as Exhibit E consists of Exhibit E-1 and Exhibit E-2. Exhibit E-1, prepared by JAMES Capital Advisors, Inc., demonstrates the bonding capacity of the Districts based upon certain assumptions. Exhibit E-2, prepared by Clifton Gunderson, LLP, includes a financial forecast of the Districts. Although Exhibits E-1 and E-2 reflect different total debt issuances due to slightly different assumptions used in the forecast models, they both forecast the ability of the Districts to retire debt in excess of \$90,000,000 on a reasonable basis. The Districts shall have a total debt authorization of \$99,000,000 subject only to the conditions contained in this Amended Service Plan and the Intergovernmental Agreement among the Town and the Districts. The forecast set forth on Exhibit E-1 is not intended to limit the \$99,000,000 debt authorization, but rather to demonstrate one method of structuring a series of successful bond issuances.

VI. MODIFICATION OF AMENDED SERVICE PLAN

The Districts shall obtain the prior written approval of the Town before making any material modifications to this Amended Service Plan as noted herein. Material modifications shall include modifications of a basic or essential nature including any additions to the types of services initially provided by the Districts, change in dissolution date and change in debt limit. The examples above are only examples and are not an exclusive list of all actions which may be identified as a material modification. The Town's approval shall not be required for mechanical modifications to this Amended Service Plan necessary for execution of the original financing plan for public improvements previously outlined in the plan unless otherwise provided in the Amended Service Plan.

VII. FAILURE TO COMPLY WITH AMENDED SERVICE PLAN

In the event the Districts take any action which constitutes a material modification from the Amended Service Plan without approval from the Town, the Town shall utilize the remedies set forth in applicable law to seek to enjoin the actions of the Districts.

VIII. DISCLOSURE

The Districts shall record a statement against the property within the Districts, at such time as the property is legally included therein, which statement includes notice of the existence of the Districts, average expected tax levy, maximum expected tax levy, and maximum allowed tax levy.

IX. INTERGOVERNMENTAL AGREEMENTS

The following describes proposed and existing intergovernmental agreements:

- (1) The Districts may participate in joint financing agreements with other governmental units.
- (2) An Intergovernmental Agreement is expected to be entered into between the Town of Fraser and the Districts. Said Intergovernmental Agreement shall be entered into concurrently with the Town's approval of this Amended Service Plan.
- (3) The Districts may enter into an agreement with the Town concerning Water Plant Investment Fees.
- (4) The Districts may enter into a pre-inclusion agreement covering inclusion of property within the Districts into Fraser Sanitation District.

X. STATUTORY REQUIREMENTS

It is submitted that this Amended Service Plan for the Districts meets the requirements of the District Act, and meets applicable requirements of the Colorado Constitution and those of the Town. It is further submitted that:

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

(b) The existing service in the area to be served by the Districts is inadequate for projected needs;

(c) The Districts are capable of providing economical and sufficient service to the area within its boundaries;

(d) The area within the Districts does have, and will have, the financial ability to discharge the existing and proposed indebtedness on a reasonable basis;

(e) Adequate service is not, and will not be, available to the area through the Town, the County, or other existing municipal or quasi-municipal corporations, including existing special districts (other than the Districts), within a reasonable time and on a comparable basis;

(f) The facility and service standards of the Districts are compatible with the facility and service standards of the County within which the Districts are located and each municipality which is an interested party under Section 32-1-204(1), Colorado Revised Statutes;

(g) The Amended Service Plan is in substantial compliance with a Master Plan adopted pursuant to Section 30-28-106, Colorado Revised Statutes;

(h) The Amended Service Plan is and will continue to be in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and

(i) The Amended Service Plan will be in the best interests of the area served by the Districts.

LIST OF EXHIBITS

- Exhibit A: Legal descriptions of the Districts' boundaries (A – 1, 2 & 3).
- Exhibit B: Detailed map showing boundary lines of the Districts (B – 1, 2, 3 & 4).
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EXHIBIT A

(A - 1, 2 & 3)

LEGAL DESCRIPTIONS OF THE DISTRICTS' BOUNDARIES

EXHIBIT A-1

WEST MOUNTAIN METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN SECTION 29, THE SOUTHEAST QUARTER OF SECTION 30, THE EAST HALF OF SECTION 31 AND IN THE NORTHEAST QUARTER, SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF SAID SECTION 29 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF SAID UNION PACIFIC RAILROAD;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 31 LYING SOUTHERLY AND EASTERLY OF A LINE BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 BEING 448.49 FEET NORTH OF THE CENTER-NORTH 1/16TH CORNER OF SAID SECTION 31 TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31 BEING 450.42 FEET WEST OF THE EAST 1/16 CORNER OF SAID SECTIONS 30 & 31;

TOGETHER WITH THE SOUTHEAST QUARTER OF SAID SECTION 31;

TOGETHER WITH THE NORTHEAST QUARTER OF SAID SECTION 32 LYING WESTERLY OF THAT PARCEL OF LAND KNOWN AS "LELAND CREEK SUBDIVISION FILING NO. 1" AND LYING NORTHERLY AND WESTERLY OF THE APPROXIMATE CENTERLINE OF LELAND CREEK AS DESCRIBED AT RECEPTION NUMBER 2004-005234 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

TOGETHER WITH THE SOUTHWEST QUARTER OF SAID SECTION 32 LYING NORTHERLY AND WESTERLY OF THE APPROXIMATE CENTERLINE OF LELAND CREEK AS DESCRIBED AT RECEPTION NUMBER 2004-005234 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

TOGETHER WITH THE NORTHWEST QUARTER OF SAID SECTION 32 LYING NORTHERLY AND WESTERLY OF THE APPROXIMATE CENTERLINE OF LELAND CREEK AS DESCRIBED AT RECEPTION NUMBER 2004-005234 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT THE RIGHT OF WAY OF THAT COUNTY ROAD KNOWN AS "FOREST TRAIL" AS RECORDED IN BOOK 222 AT PAGE 248 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT ALSO THE RIGHT OF WAY OF THAT COUNTY ROAD KNOWN AS "OLD KING ROAD" AS RECORDED AT FILE NUMBER 0080 AND AT RECEPTION NUMBER 39218 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT ALSO THAT PARCEL OF LAND AS DESCRIBED IN BOOK 308 AT PAGE 657 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT ALSO THAT PARCEL OF LAND KNOWN AS "LELAND CREEK SUBDIVISION FILING NO. 1";

EXCEPT ALSO THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NUMBER 98-003968 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

CONTAINING A NET AREA OF 1,003 ACRES AFTER EXCEPTIONS, MORE OR LESS.

EXHIBIT A-2

WEST MEADOW METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 20, THE WEST HALF OF SECTION 28, THE NORTHEAST QUARTER, SOUTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40 AND LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAIL ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40;

TOGETHER WITH THAT PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 20 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 29 LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF SAID SECTION 29 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40 AND LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SAID SECTION 29 LYING NORTHERLY AND EASTERLY OF THE RIGHT OF WAY OF THE UNION PACIFIC RAILROAD;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF SAID SECTION 28 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40;

TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 LYING SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF US HIGHWAY 40 AND LYING NORTHERLY OF THE RIGHT OF WAY OF KING'S CROSSING ROAD AS DESCRIBED ON A LAND SURVEY PLAT RECORDED AT RECEPTION NUMBER 96-007615 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

TOGETHER WITH THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28 LYING NORTHERLY OF SAID RIGHT OF WAY OF KING'S CROSSING ROAD, BE THERE ANY;

EXCEPT THAT PARCEL OF LAND KNOWN AS TRACT "A", REGIS-MARYVALE, INC. A SUBDIVISION EXEMPTION AS RECORDED AT RECEPTION NUMBER 280227 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT ALSO THAT TRACT OF LAND KNOWN AS "KING'S CROSSING SOLAR TOWNHOMES" AS RECORDED AT RECEPTION NUMBER 177402 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

WEST MEADOW METROPOLITAN DISTRICT

EXCEPT ALSO THAT PARCEL OF LAND DESCRIBED AS THE EXCEPTION PARCEL TO THE PROPERTY DESCRIBED IN BOOK 442 AT PAGE 607 OF THE GRAND COUNTY CLERK AND RECORDER'S OFFICE;

EXCEPT ALSO THE FOLLOWING DESCRIBED PARCEL OF LAND KNOWN AS BYERS VIEW METROPOLITAN DISTRICT:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO BEAR SOUTH $00^{\circ}16'59''$ EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH $00^{\circ}16'59''$ EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 413.72 FEET;

THENCE SOUTH $89^{\circ}43'01''$ WEST, A DISTANCE OF 478.86 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF $26^{\circ}31'49''$, A RADIUS OF 816.78 FEET AND AN ARC LENGTH OF 378.20 FEET, THE CHORD OF WHICH BEARS NORTH $39^{\circ}00'16''$ WEST TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARCS OF A 100 FOOT OUTSIDE OFFSET TO A SEARLES SPIRAL TO THE LEFT HAVING A CENTRAL ANGLE OF $07^{\circ}30'00''$, A COMBINED ARC LENGTH OF 202.00 FEET, THE CHORD OF WHICH BEARS NORTH $57^{\circ}03'32''$ WEST A DISTANCE OF 201.94 FEET, SAID SEARLES SPIRAL HAVING 9 ARCS EACH WITH A CHORD OF 21.00 FEET AND INITIAL DEFLECTION ANGLE OF $00^{\circ}10'00''$, TO A POINT OF TANGENCY;
3. THENCE NORTH $59^{\circ}46'10''$ WEST, A DISTANCE OF 24.84 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH $89^{\circ}50'34''$ EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 903.67 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6.13 ACRES, MORE OR LESS.

CONTAINING A NET AREA OF 286 ACRES AFTER EXCEPTIONS, MORE OR LESS.

EXHIBIT A-3

BYERS VIEW METROPOLITAN DISTRICT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29 TO BEAR SOUTH 00°16'59" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°16'59" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 413.72 FEET;

THENCE SOUTH 89°43'01" WEST, A DISTANCE OF 478.86 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°31'49", A RADIUS OF 816.78 FEET AND AN ARC LENGTH OF 378.20 FEET, THE CHORD OF WHICH BEARS NORTH 39°00'16" WEST TO A POINT OF CURVATURE;
2. THENCE ALONG THE ARCS OF A 100 FOOT OUTSIDE OFFSET TO A SEARLES SPIRAL TO THE LEFT HAVING A CENTRAL ANGLE OF 07°30'00", A COMBINED ARC LENGTH OF 202.00 FEET, THE CHORD OF WHICH BEARS NORTH 57°03'32" WEST A DISTANCE OF 201.94 FEET, SAID SEARLES SPIRAL HAVING 9 ARCS EACH WITH A CHORD OF 21.00 FEET AND INITIAL DEFLECTION ANGLE OF 00°10'00", TO A POINT OF TANGENCY;
3. THENCE NORTH 59°46'10" WEST, A DISTANCE OF 24.84 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29;

THENCE NORTH 89°50'34" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, A DISTANCE OF 903.67 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 267,058 SQUARE FEET OR 6.13 ACRES, MORE OR LESS.

EXHIBIT B

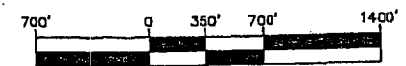
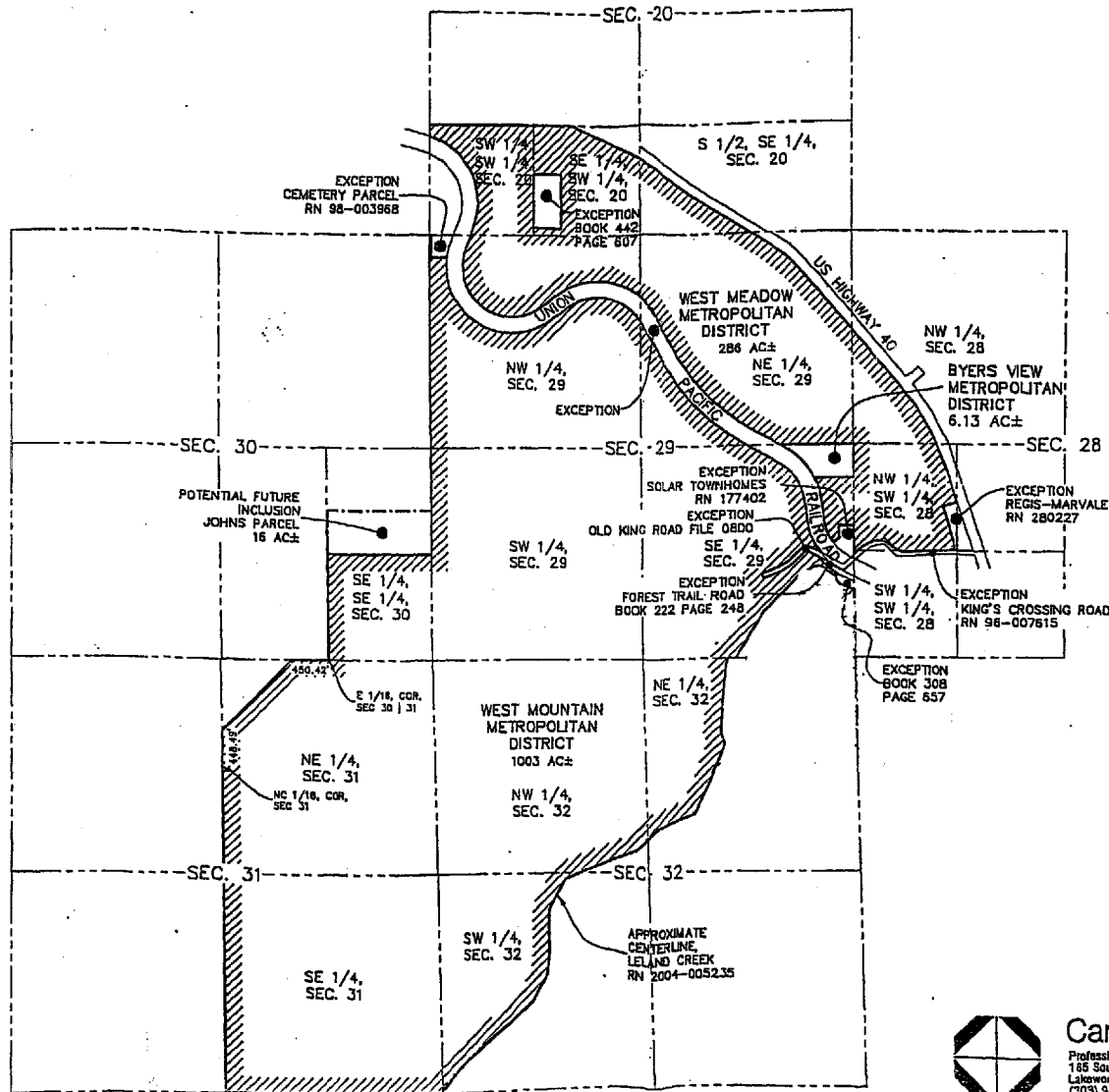
(B - 1, 2, 3 & 4)

DETAILED MAP SHOWING BOUNDARY LINES OF THE DISTRICTS

EXHIBIT B-1

WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS

A PART OF SECTIONS 20, 28, 29, 30, 31 & 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO.



SCALE: 1" = 700'
ORIGINAL GRAPHIC SCALE

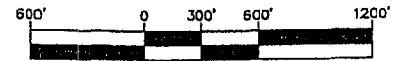
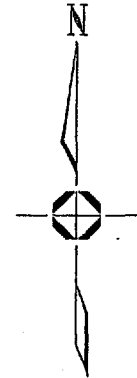
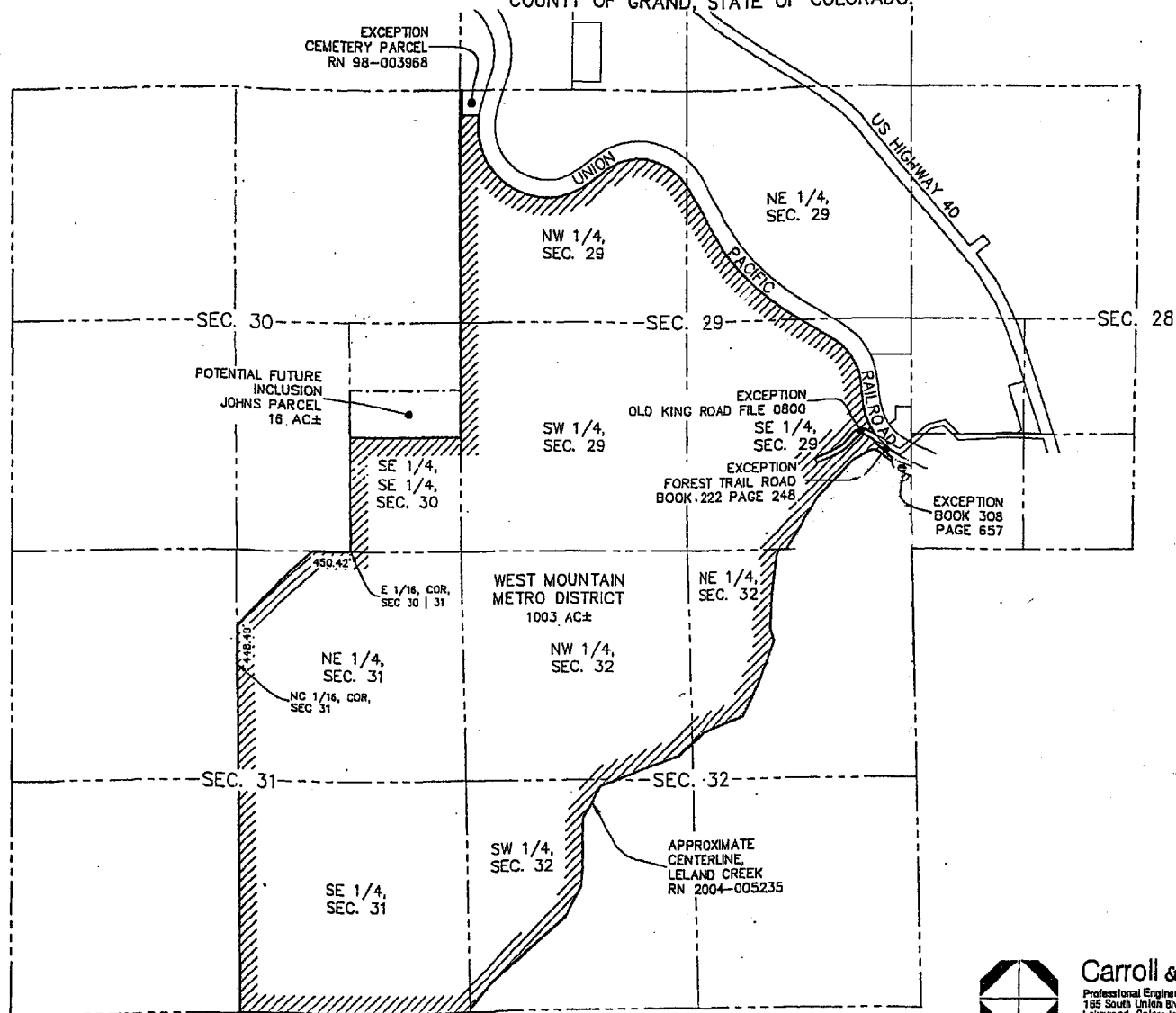


Carroll & Lange P.C.
Professional Engineers & Land Surveyors
165 South Union Blvd., Suite 156
Lakewood, Colorado 80223
(303) 986-0200

EXHIBIT B-2

WEST MOUNTAIN METROPOLITAN DISTRICT

A PART OF SECTIONS 29, 30, 31 & 32, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO.



SCALE: 1" = 600'
ORIGINAL GRAPHIC SCALE

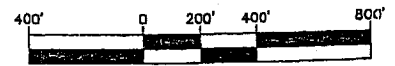
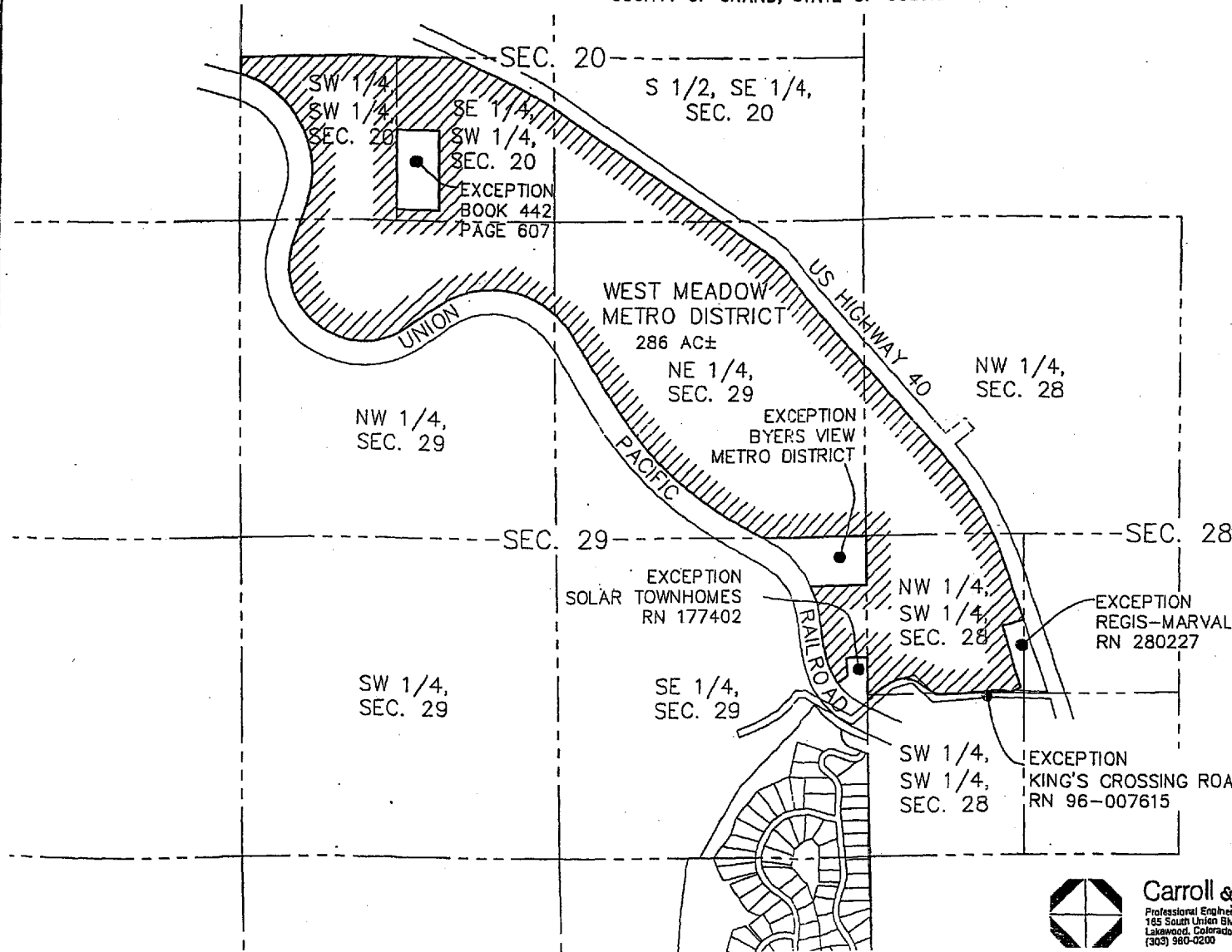


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EXHIBIT B-3

WEST MEADOW METROPOLITAN DISTRICT

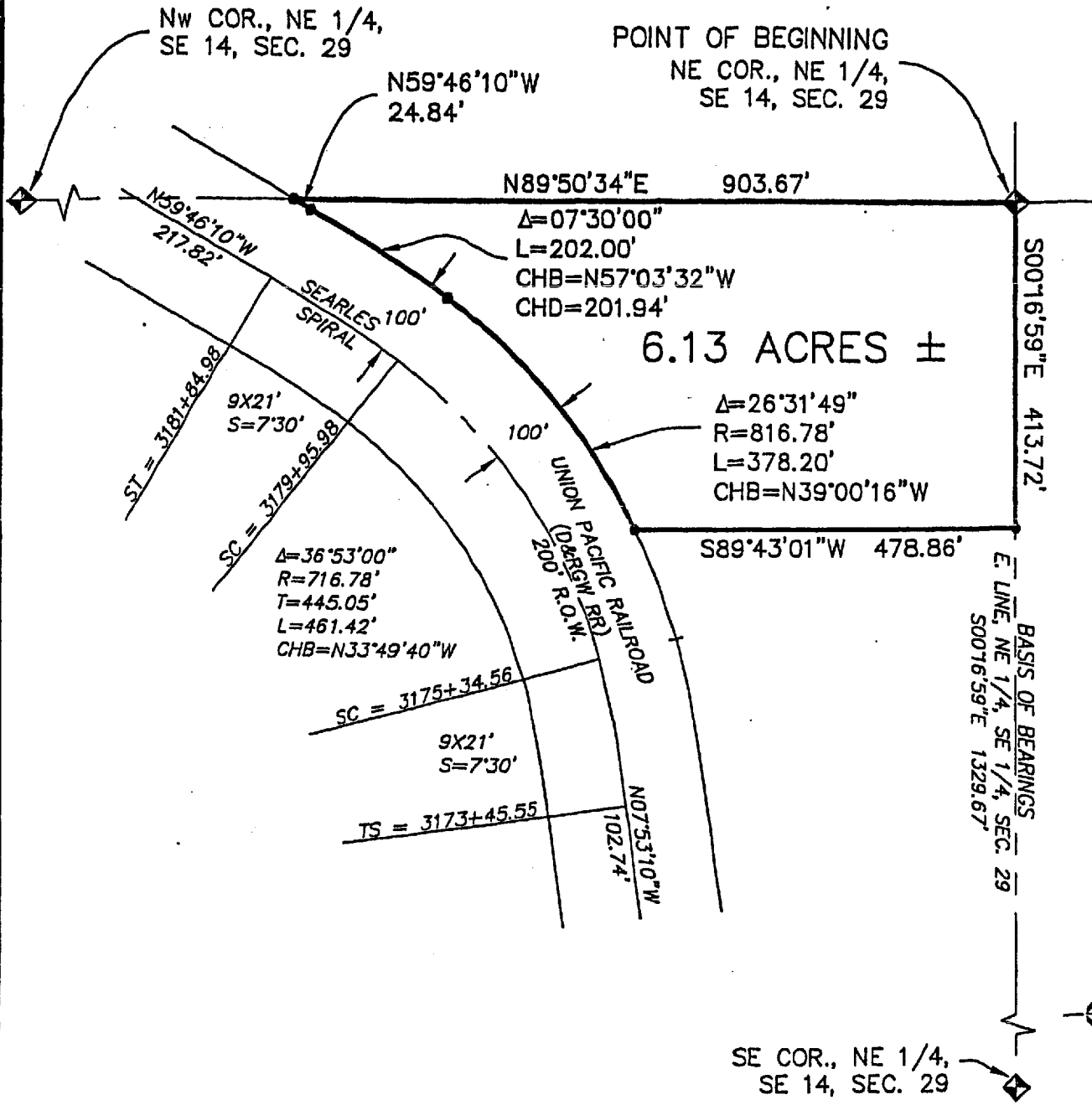
A PART OF SECTIONS 20, 28 & 29, TOWNSHIP 1 SOUTH, RANGE 75, WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF GRAND, STATE OF COLORADO.



SCALE: 1" = 400'
ORIGINAL GRAPHIC SCALE

 **Carroll & Lange**
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EXHIBIT B-4 BYERS VIEW METROPOLITAN DISTRICT



● - INDICATES A CHANGE IN COURSE ONLY.

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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EXHIBIT C
FUTURE INCLUSION

WEST MOUNTAIN METROPOLITAN DISTRICT

POTENTIAL FUTURE INCLUSION

JOHNS PARCEL

THE SOUTH 544.20 FEET OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF GRAND, STATE OF COLORADO.

CONTAINING AN AREA OF 16 ACRES, MORE OR LESS.

WEST MOUNTAIN METROPOLITAN DISTRICT POTENTIAL FUTURE INCLUSION JOHNS PARCEL

E 1/4 COR.,
SEC. 30



SCALE: 1"=200'

771.09' ±

NORTH LINE, SOUTH 1/2,
NE 1/4, SE 1/4, SEC. 30

WEST LINE, SOUTH 1/2,
NE 1/4, SE 1/4, SEC. 30

544.21'

544.20'

16 ACRES ±

1307.30' ±

EAST LINE, SOUTH 1/2,
NE 1/4, SE 1/4, SEC. 30

544.20'

1305.13' ±

SW COR.,
S 1/2, NE 1/4,
SE 1/4, SEC. 30

SOUTH LINE, SOUTH 1/2,
NE 1/4, SE 1/4, SEC. 30

SE COR.,
S 1/2, NE 1/4,
SE 1/4, SEC. 30

● - INDICATES A CHANGE IN COURSE ONLY.

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



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EXHIBIT D

**PRELIMINARY INFRASTRUCTURE COST ESTIMATE;
AND DRAWINGS**

ENGINEER'S OPINION OF PROBABLE COST

West Mountain Metro District
Streets Master Plan

ITEM NO.	DESCRIPTION	Length	Width	Qty.	Unit	Unit Cost	Cost	Contingency (25%)	SUBTOTAL	Engineering (20%)	TOTAL
1	Pavement	street length	asphalt width								
	a. Fraser Valley Parkway	8800	24	23467	lf	\$ 110.00	\$ 2,581,333	\$ 645,333	\$ 3,226,667	\$ 645,333	\$ 3,872,000
	b. Rendezvous Road	13800	24	36800	lf	\$ 110.00	\$ 4,048,000	\$ 1,012,000	\$ 5,060,000	\$ 1,012,000	\$ 6,072,000
	c. Road A	4800	24	12800	lf	\$ 95.00	\$ 1,216,000	\$ 304,000	\$ 1,520,000	\$ 304,000	\$ 1,824,000
	d. Road B	12200	24	32533	lf	\$ 95.00	\$ 3,080,667	\$ 772,667	\$ 3,853,333	\$ 772,667	\$ 4,626,000
	e. Road C	600	24	1600	lf	\$ 95.00	\$ 152,000	\$ 38,000	\$ 190,000	\$ 38,000	\$ 228,000
	f. Road D	2200	24	5887	lf	\$ 95.00	\$ 557,333	\$ 139,333	\$ 696,667	\$ 139,333	\$ 836,000
		42400		113067			\$ 11,648,333	\$ 2,911,333	\$ 14,559,667	\$ 2,911,333	\$ 17,471,000
2	Curb/Gutters (each side of street)	street length		Curb/Gutter length							
	a. Fraser Valley Parkway	8800		17600	lf	\$ 14.00	\$ 246,400	\$ 61,600	\$ 308,000	\$ 61,600	\$ 369,600
	b. Rendezvous Road	13800		27600	lf	\$ 14.00	\$ 388,400	\$ 98,600	\$ 487,000	\$ 98,600	\$ 585,600
	c. Road A	4800		9600	lf	\$ 14.00	\$ 134,400	\$ 33,600	\$ 168,000	\$ 33,600	\$ 201,600
	d. Road B	12200		24400	lf	\$ 14.00	\$ 341,600	\$ 85,400	\$ 427,000	\$ 85,400	\$ 512,400
	e. Road C	600		1200	lf	\$ 14.00	\$ 16,800	\$ 4,200	\$ 21,000	\$ 4,200	\$ 25,200
	f. Road D	2200		4400	lf	\$ 14.00	\$ 61,600	\$ 15,400	\$ 77,000	\$ 15,400	\$ 92,400
		42400		84800			\$ 1,187,200	\$ 298,800	\$ 1,486,000	\$ 298,800	\$ 1,784,800
3	Sidewalks (4' wide, each side of street)	street length		Sidewalk Length							
	a. Fraser Valley Parkway	8800		17600	lf	\$ 45.00	\$ 792,000	\$ 198,000	\$ 990,000	\$ 198,000	\$ 1,188,000
	b. Rendezvous Road	13800		27600	lf	\$ 45.00	\$ 1,242,000	\$ 310,500	\$ 1,552,500	\$ 310,500	\$ 1,863,000
	c. Road A	4800		9600	lf	\$ 45.00	\$ 432,000	\$ 108,000	\$ 540,000	\$ 108,000	\$ 648,000
	d. Road B	12200		24400	lf	\$ 45.00	\$ 1,098,000	\$ 274,500	\$ 1,372,500	\$ 274,500	\$ 1,647,000
	e. Road C	600		1200	lf	\$ 45.00	\$ 54,000	\$ 13,500	\$ 67,500	\$ 13,500	\$ 81,000
	f. Road D	2200		4400	lf	\$ 45.00	\$ 198,000	\$ 49,500	\$ 247,500	\$ 49,500	\$ 297,000
		42400		84800			\$ 3,816,000	\$ 954,000	\$ 4,770,000	\$ 954,000	\$ 5,724,000
4	Gravel Shoulder	street length	width, total both sides								
	a. Fraser Valley Parkway	8800	12	11733	sy	\$ 12.00	\$ 140,800	\$ 35,200	\$ 176,000	\$ 35,200	\$ 211,200
	b. Rendezvous Road	13800	8	12267	sy	\$ 12.00	\$ 147,200	\$ 36,800	\$ 184,000	\$ 36,800	\$ 220,800
	c. Road A	4800	8	4267	sy	\$ 12.00	\$ 51,200	\$ 12,800	\$ 64,000	\$ 12,800	\$ 76,800
	d. Road B	12200	12	16267	sy	\$ 12.00	\$ 195,200	\$ 48,800	\$ 244,000	\$ 48,800	\$ 292,800
	e. Road C	600	8	533	sy	\$ 12.00	\$ 6,400	\$ 1,600	\$ 8,000	\$ 1,600	\$ 9,600
	f. Road D	2200	12	2933	sy	\$ 12.00	\$ 35,200	\$ 8,800	\$ 44,000	\$ 8,800	\$ 52,800
		42400		48000			\$ 576,000	\$ 144,000	\$ 720,000	\$ 144,000	\$ 864,000
4	Streetscape/Landscape	street length	width, total both sides								
	a. Fraser Valley Parkway	8800	30	264000	sf	\$ 2.50	\$ 660,000	\$ 165,000	\$ 825,000	\$ 165,000	\$ 990,000
	b. Rendezvous Road	13800	30	414000	sf	\$ 2.50	\$ 1,035,000	\$ 258,750	\$ 1,293,750	\$ 258,750	\$ 1,552,500
	c. Road A	4800	20	96000	sf	\$ 2.50	\$ 240,000	\$ 60,000	\$ 300,000	\$ 60,000	\$ 360,000
	d. Road B	12200	20	244000	sf	\$ 2.50	\$ 610,000	\$ 152,500	\$ 762,500	\$ 152,500	\$ 915,000
	e. Road C	600	20	12000	sf	\$ 2.50	\$ 30,000	\$ 7,500	\$ 37,500	\$ 7,500	\$ 45,000
	f. Road D	2200	20	44000	sf	\$ 2.50	\$ 110,000	\$ 27,500	\$ 137,500	\$ 27,500	\$ 165,000
		42400					\$ 2,685,000	\$ 671,250	\$ 3,356,250	\$ 671,250	\$ 4,027,500
4	Lighting (@ 250 lf spacing)										
	a. Fraser Valley Parkway	8800		35	ea	\$ 750	\$ 26,400	\$ 6,600	\$ 33,000	\$ 6,600	\$ 39,600
	b. Rendezvous Road	13800		55	ea	\$ 751	\$ 41,455	\$ 10,364	\$ 51,819	\$ 10,364	\$ 62,183
	c. Road A	4800		19	ea	\$ 752	\$ 14,438	\$ 3,610	\$ 18,048	\$ 3,610	\$ 21,658
	d. Road B	12200		49	ea	\$ 753	\$ 36,746	\$ 9,187	\$ 45,933	\$ 9,187	\$ 55,120
	e. Road C	600		2	ea	\$ 754	\$ 1,510	\$ 382	\$ 1,892	\$ 382	\$ 2,272
	f. Road D	2200		9	ea	\$ 755	\$ 6,744	\$ 1,686	\$ 8,430	\$ 1,686	\$ 10,116
		42400					\$ 127,494	\$ 31,873	\$ 159,367	\$ 31,873	\$ 191,240
5	Equestrian/Pedestrian Trails (5' crusher fine)										
	On-Road Trail (5' wide) - Fraser Valley Parkway			8800	lf	\$ 6.00	\$ 52,800	\$ 13,200	\$ 66,000	\$ 13,200	\$ 79,200
	On-Road Trail (5' wide) - Rendezvous Road			13800	lf	\$ 6.00	\$ 82,800	\$ 20,700	\$ 103,500	\$ 20,700	\$ 124,200
							\$ 135,600	\$ 33,900	\$ 169,500	\$ 33,900	\$ 203,400
6	Entryway Monuments			14	ea	\$ 50,000	\$ 700,000	\$ 175,000	\$ 875,000	\$ 175,000	\$ 1,050,000
7	Underpass under Union Pacific Railroad			1	ea	\$ 3,000,000	\$ 3,000,000	\$ 750,000	\$ 3,750,000	\$ 750,000	\$ 4,500,000
8	Bus Stops			10	ea	\$ 18,000	\$ 180,000	\$ 45,000	\$ 225,000	\$ 45,000	\$ 270,000
9	Signalized Intersections w/ Hwy Widening (U.S. HWY 40)			2	ea	\$ 400,000	\$ 800,000	\$ 200,000	\$ 1,000,000	\$ 200,000	\$ 1,200,000
10	Signage			200	ea	\$ 300	\$ 60,000	\$ 15,000	\$ 75,000	\$ 15,000	\$ 90,000
11	Construction Oversight/Security			1	ls	\$ 20,000	\$ 20,000	\$ 5,000	\$ 25,000	\$ 5,000	\$ 30,000
							\$ 5,088,007	\$ 1,271,250	\$ 6,359,257	\$ 1,271,250	\$ 7,630,507

Notes: 1. Street information obtained from Rendezvous Planned Development District Plan, Dated May 21, 2003.
2. Unit cost information provided by Carroll & Lange.

Summary by Street:

Fraser Valley Parkway	\$ 6,749,600
Rendezvous Road	\$ 10,474,283
Road A	\$ 3,132,058
Road B	\$ 8,058,320
Road C	\$ 391,514
Road D	\$ 1,453,186
Entryway Monuments	\$ 1,050,000
Underpass under RR	\$ 4,500,000
Bus Stops	\$ 270,000
Signalized Intersections	\$ 1,200,000
Signage	\$ 90,000
Construction Oversight/Security	\$ 30,000
	\$ 37,398,940

ENGINEER'S OPINION OF PROBABLE COST
**West Mountain Metro District
 Drainage Facilities**

Detention Ponds					Erosion Control			Seeding		Culverts			Totals	w/ 25% Contingency	w/ 20% Engineering
DESCRIPTION	Qty.	Unit	Cost per Unit	Pond Cost	Acreage	Cost/Acre	Cost	Cost/Acre	Cost	Qty. (lf)	Cost/lf	Cost			
Planning Area 1Wa	1	ea	\$ 20,000	\$ 20,000	33.6	\$ 6.00	\$ 202	\$ 1,000	\$ 33,600	50	\$ 50	\$ 2,500	\$ 56,302	\$ 70,377	\$ 84,452
Planning Area 1Wb	0	ea	\$ 20,000	\$ -	4.3	\$ 6.00	\$ 26	\$ 1,001	\$ 4,304				\$ 4,330	\$ 5,413	\$ 6,495
Planning Area 2W	1	ea	\$ 20,000	\$ 20,000	25.1	\$ 6.00	\$ 151	\$ 1,002	\$ 25,150	50	\$ 50	\$ 2,500	\$ 47,801	\$ 59,751	\$ 71,701
Planning Area 3Wa	1	ea	\$ 20,000	\$ 20,000	11.2	\$ 6.00	\$ 67	\$ 1,003	\$ 11,234				\$ 31,301	\$ 39,126	\$ 46,951
Planning Area 3Wb	1	ea	\$ 20,000	\$ 20,000	5.4	\$ 6.00	\$ 32	\$ 1,004	\$ 5,422				\$ 25,454	\$ 31,818	\$ 38,181
Planning Area 3Wc	1	ea	\$ 20,000	\$ 20,000	11.7	\$ 6.00	\$ 70	\$ 1,005	\$ 11,759				\$ 31,829	\$ 39,786	\$ 47,743
Planning Area 4W	1	ea	\$ 20,000	\$ 20,000	8.5	\$ 6.00	\$ 51	\$ 1,006	\$ 8,551				\$ 28,602	\$ 35,753	\$ 42,903
Planning Area 5W	1	ea	\$ 20,000	\$ 20,000	16.9	\$ 6.00	\$ 101	\$ 1,007	\$ 17,018	50	\$ 50	\$ 2,500	\$ 39,620	\$ 49,525	\$ 59,430
Planning Area 6W	1	ea	\$ 20,000	\$ 20,000	4	\$ 6.00	\$ 24	\$ 1,008	\$ 4,032				\$ 24,056	\$ 30,070	\$ 36,084
Planning Area 7W	1	ea	\$ 20,000	\$ 20,000	88.8	\$ 6.00	\$ 533	\$ 1,009	\$ 89,599	70	\$ 50	\$ 3,500	\$ 113,632	\$ 142,040	\$ 170,448
Planning Area 8W	0	ea	\$ 20,000	\$ -	50.1	\$ 6.00	\$ 301	\$ 1,010	\$ 50,601	50	\$ 50	\$ 2,500	\$ 53,402	\$ 66,752	\$ 80,102
Planning Area 9W	1	ea	\$ 20,000	\$ 20,000	45.5	\$ 6.00	\$ 273	\$ 1,011	\$ 46,001	50	\$ 50	\$ 2,500	\$ 68,774	\$ 85,967	\$ 103,160
Planning Area 10W	1	ea	\$ 20,000	\$ 20,000	42.6	\$ 6.00	\$ 256	\$ 1,012	\$ 43,111	50	\$ 50	\$ 2,500	\$ 65,867	\$ 82,334	\$ 98,800
Planning Area 11W	1	ea	\$ 20,000	\$ 20,000	9.7	\$ 6.00	\$ 58	\$ 1,013	\$ 9,826				\$ 29,884	\$ 37,355	\$ 44,826
Planning Area 12W	0	ea	\$ 20,000	\$ -	15.6	\$ 6.00	\$ 94	\$ 1,014	\$ 15,818				\$ 15,912	\$ 19,890	\$ 23,868
Planning Area 13W	0	ea	\$ 20,000	\$ -	31.1	\$ 6.00	\$ 187	\$ 1,015	\$ 31,567				\$ 31,753	\$ 39,691	\$ 47,630
Planning Area 14W	0	ea	\$ 20,000	\$ -	49.6	\$ 6.00	\$ 298	\$ 1,016	\$ 50,394	50	\$ 50	\$ 2,500	\$ 53,191	\$ 66,489	\$ 79,787
Planning Area 15W	1	ea	\$ 20,000	\$ 20,000	26.1	\$ 6.00	\$ 157	\$ 1,017	\$ 26,544				\$ 46,700	\$ 58,375	\$ 70,050
Planning Area 16W	1	ea	\$ 20,000	\$ 20,000	102.5	\$ 6.00	\$ 615	\$ 1,018	\$ 104,345	100	\$ 50	\$ 5,000	\$ 129,960	\$ 162,450	\$ 194,940
Planning Area 17W	1	ea	\$ 20,000	\$ 20,000	120	\$ 6.00	\$ 720	\$ 1,019	\$ 122,280	100	\$ 50	\$ 5,000	\$ 148,000	\$ 185,000	\$ 222,000
Planning Area 18Wa	1	ea	\$ 20,000	\$ 20,000	23.2	\$ 6.00	\$ 139	\$ 1,020	\$ 23,664				\$ 43,803	\$ 54,754	\$ 65,705
Planning Area 18Wb	1	ea	\$ 20,000	\$ 20,000	42.1	\$ 6.00	\$ 253	\$ 1,021	\$ 42,984				\$ 63,237	\$ 79,046	\$ 94,855
Planning Area 19W	0	ea	\$ 20,000	\$ -	35.9	\$ 6.00	\$ 215	\$ 1,022	\$ 36,690	50	\$ 50	\$ 2,500	\$ 39,405	\$ 49,257	\$ 59,108
Planning Area 23W	0				466.8	\$ 6.00	\$ 2,801	\$ 1,023	\$ 477,536	330	\$ 50	\$ 16,500	\$ 496,837	\$ 621,047	\$ 745,256
	17			\$ 340,000	1270.3		\$ 7,622		\$ 1,292,029	1000		\$ 50,000	\$ 1,689,651	\$ 2,112,064	\$ 2,534,476

- Notes:
- General drainage information obtained from Rendezvous *Planned Development District Plan*, Dated May 21, 2003.
 - Unit cost information provided by Carroll & Lange.

ENGINEER'S OPINION OF PROBABLE COST

West Mountain Metro District
Sanitary Sewer System

ITEM (Run)	DESC.	EST. QTY.	UNIT	RATE	TOTAL PIPE COST	NO. OF MANHOLES	COST/MH	TOTAL MH COST	Re-Seeding	Construction Oversight/Security	TOTAL COST	Contingency (25%)	SUBTOTAL	Engineering (20%)	TOTAL	YEAR ON-LINE
BASIN A																
A0 TO A1 (22" Bore under RR)	12"	275	lf	\$ 85	\$ 23,375	1	\$ 3,500	\$ 3,500	\$ 413	\$ 300	\$ 27,588	\$ 6,897	\$ 34,484	\$ 6,897	\$ 41,381	2005
A1 TO A2	12"	1160	lf	\$ 85	\$ 97,750	6	\$ 3,500	\$ 21,000	\$ 1,725	\$ 1,100	\$ 121,575	\$ 30,394	\$ 151,969	\$ 30,394	\$ 182,363	2005
A2 TO A2.1 (20" bore under RR)	8"	2075	lf	\$ 75	\$ 155,625	10	\$ 3,500	\$ 35,000	\$ 3,113	\$ 2,000	\$ 195,738	\$ 48,934	\$ 244,672	\$ 48,934	\$ 293,606	2005
A2 TO A3 (poss. Wetlands, 18" bore under RR)	10"	2175	lf	\$ 80	\$ 174,000	11	\$ 3,500	\$ 38,500	\$ 3,263	\$ 2,100	\$ 217,863	\$ 54,466	\$ 272,328	\$ 54,466	\$ 326,794	2008
A3 TO A3.1	8"	2075	lf	\$ 75	\$ 155,625	10	\$ 3,500	\$ 35,000	\$ 3,113	\$ 2,000	\$ 195,738	\$ 48,934	\$ 244,672	\$ 48,934	\$ 293,606	2013
A3 TO A4	10"	2750	lf	\$ 80	\$ 220,000	14	\$ 3,500	\$ 49,000	\$ 4,125	\$ 2,700	\$ 275,825	\$ 68,956	\$ 344,781	\$ 68,956	\$ 413,738	2008
A4 TO A5 (Leyland Creek Xing)	8"	3425	lf	\$ 75	\$ 256,875	17	\$ 3,500	\$ 59,500	\$ 5,138	\$ 3,400	\$ 324,913	\$ 81,228	\$ 406,141	\$ 81,228	\$ 487,369	2019
A4 TO A4.1	8"	2450	lf	\$ 75	\$ 183,750	12	\$ 3,500	\$ 42,000	\$ 3,675	\$ 2,400	\$ 231,825	\$ 57,956	\$ 289,781	\$ 57,956	\$ 347,738	2008
A5 TO A5.1 (Leyland Creek Xing)	8"	3225	lf	\$ 75	\$ 241,875	16	\$ 3,500	\$ 56,000	\$ 4,838	\$ 3,200	\$ 305,913	\$ 76,478	\$ 382,391	\$ 76,478	\$ 458,869	2022
A5 TO A8	8"	2650	lf	\$ 75	\$ 198,750	13	\$ 3,500	\$ 45,500	\$ 3,975	\$ 2,600	\$ 250,825	\$ 62,708	\$ 313,531	\$ 62,708	\$ 376,238	2022
U.S. 40 22"-BORE		150	lf	\$ 225	\$ 33,750						\$ 33,750	\$ 8,438	\$ 42,188	\$ 8,438	\$ 50,625	2005
RAILROAD 20"-BORE		100	lf	\$ 215	\$ 21,500						\$ 21,500	\$ 5,375	\$ 26,875	\$ 5,375	\$ 32,250	2005
RAILROAD 18"-BORE		100	lf	\$ 205	\$ 20,500						\$ 20,500	\$ 5,125	\$ 25,625	\$ 5,125	\$ 30,750	2008
					\$ 1,783,375			\$ 385,000	\$ 33,375	\$ 21,800	\$ 2,223,550	\$ 555,888	\$ 2,779,438	\$ 555,888	\$ 3,335,325	
BASIN B																
B1 TO B2	12"	2425	lf	\$ 85	\$ 206,125	12	\$ 3,500	\$ 42,000	\$ 3,638	\$ 2,400	\$ 254,163	\$ 63,541	\$ 317,703	\$ 63,541	\$ 381,244	2005
B2 TO B2.1	10"	2200	lf	\$ 80	\$ 176,000	11	\$ 3,501	\$ 38,511	\$ 3,300	\$ 2,200	\$ 220,011	\$ 55,003	\$ 275,014	\$ 55,003	\$ 330,017	2007
B2 TO B3 (20" bore under RR)	10"	1525	lf	\$ 80	\$ 122,000	8	\$ 3,502	\$ 28,016	\$ 2,288	\$ 1,500	\$ 153,804	\$ 38,451	\$ 192,254	\$ 38,451	\$ 230,705	2005
B3 TO B3.1	8"	2950	lf	\$ 75	\$ 221,250	15	\$ 3,503	\$ 52,545	\$ 4,425	\$ 2,900	\$ 281,120	\$ 70,280	\$ 351,400	\$ 70,280	\$ 421,680	2013
B3.1 TO B3.1a (easement read.)	8"	800	lf	\$ 75	\$ 60,000	4	\$ 3,504	\$ 14,016	\$ 1,200	\$ 800	\$ 76,016	\$ 19,004	\$ 95,020	\$ 19,004	\$ 114,024	2019
B3.1 TO B3.1b	8"	1125	lf	\$ 75	\$ 84,375	6	\$ 3,505	\$ 21,030	\$ 1,688	\$ 1,100	\$ 108,193	\$ 27,048	\$ 135,241	\$ 27,048	\$ 162,289	2019
B3 TO B4	8"	3400	lf	\$ 75	\$ 255,000	17	\$ 3,505	\$ 59,585	\$ 5,100	\$ 3,400	\$ 323,085	\$ 80,771	\$ 403,856	\$ 80,771	\$ 484,628	2005
B4 TO B5	8"	1360	lf	\$ 75	\$ 102,000	7	\$ 3,506	\$ 24,542	\$ 2,040	\$ 1,400	\$ 129,982	\$ 32,496	\$ 162,478	\$ 32,496	\$ 194,973	2021
B4 TO B4.1	8"	675	lf	\$ 75	\$ 50,625	3	\$ 3,507	\$ 10,521	\$ 1,013	\$ 700	\$ 62,859	\$ 15,715	\$ 78,573	\$ 15,715	\$ 94,288	2016
B5 TO B6	8"	2650	lf	\$ 75	\$ 198,750	13	\$ 3,508	\$ 45,604	\$ 3,975	\$ 2,600	\$ 250,929	\$ 62,732	\$ 313,661	\$ 62,732	\$ 376,394	2021
B5 TO B5.1	8"	2825	lf	\$ 75	\$ 211,875	14	\$ 3,509	\$ 49,126	\$ 4,238	\$ 2,800	\$ 268,039	\$ 67,010	\$ 335,048	\$ 67,010	\$ 402,058	2023
RAILROAD 20"-BORE		100	lf	\$ 215	\$ 21,500						\$ 21,500	\$ 5,375	\$ 26,875	\$ 5,375	\$ 32,250	2005
					\$ 1,708,500			\$ 385,496	\$ 32,903	\$ 21,800	\$ 2,149,699	\$ 537,425	\$ 2,687,123	\$ 537,425	\$ 3,224,548	
TOTAL FOR BASINS A AND B																

Notes:

- The sewerline layout and sizing is based on the Conceptual Master Plans dated, July 22, 2002.
- Length of pipe is scaled from the Conceptual Master Plan dated, July 22, 2002.
- Length of U.S. 40 bore, Railroad bore and creek crossings are scaled from the Conceptual Master Plan dated, July 22, 2002.
- Unit cost information provided by Meurer & Associates.

ENGINEER'S OPINION OF PROBABLE COST
**West Mountain Metro District
 Water Master Plan**

ITEM NO.	DESCRIPTION	EST. QTY.	UNIT	RATE	TOTAL	Contingency (25%)	SUBTOTAL	Engineering (20%)	TOTAL
1	Blue Zone								
	a. Water Lines - 16" DIP	28500	lf	\$ 110	\$ 3,135,000				
	b. Valves - 16" Butterfly Valve	114	EA	\$ 2,500	\$ 285,000				
	c. Fire Hydrant Assemblies	31	EA	\$ 3,400	\$ 105,400				
	d. Blue Zone 1.0 MG Tank	1	LS	\$ 1,200,000	\$ 1,200,000				
	e. Seeding	228000	sf	\$ 0.15	\$ 34,200				
	f. Construction Oversight/Security	1	LS	\$ 5,000	\$ 5,000				
					\$ 4,764,600	\$ 1,191,150	\$ 5,955,750	\$ 1,191,150	\$ 7,146,900
2	Yellow Zone								
	a. Water Lines - 16" DIP	12500	lf	\$ 110	\$ 1,375,000				
	b. Valves - 16" Butterfly Valve	50	EA	\$ 2,500	\$ 125,000				
	c. Fire Hydrant Assemblies	71	EA	\$ 3,400	\$ 241,400				
	d. Yellow Zone 0.95 MG Tank	1	LS	\$ 1,140,000	\$ 1,140,000				
	e. 28-inch Bore Under US 40	150	LF	\$ 330	\$ 49,500				
	f. 24-inch Bore Under Railroad	100	LF	\$ 300	\$ 30,000				
	g. 24-inch Bore Under Railroad	100	LF	\$ 300	\$ 30,000				
	h. Seeding	100000	sf	\$ 0.15	\$ 15,000				
	i. Construction Oversight/Security	1	LS	\$ 5,000	\$ 5,000				
					\$ 3,010,900	\$ 752,725	\$ 3,763,625	\$ 752,725	\$ 4,516,350
3	Green Zone								
	a. Water Lines - 14" DIP	32400	LF	\$ 105	\$ 3,402,000				
	b. Valves - 12" Gate Valve	130	EA	\$ 2,100	\$ 273,000				
	c. Fire Hydrant Assemblies	81	EA	\$ 3,400	\$ 275,400				
	d. Green Zone 0.9 MG Tank	1	LS	\$ 1,080,000	\$ 1,080,000				
	e. Green Zone 750 gpm Pump Station	1	LS	\$ 450,000	\$ 450,000				
	f. Seeding	259200	sf	\$ 0.15	\$ 38,880				
	g. Construction Oversight/Security	1	LS	\$ 5,000	\$ 5,000				
					\$ 5,524,280	\$ 1,381,070	\$ 6,905,350	\$ 1,381,070	\$ 8,286,420
4	Red Zone								
	a. Water Lines - 10" DIP	13100	LF	\$ 95	\$ 1,244,500				
	b. Valves - 10" Gate Valve	53	EA	\$ 1,500	\$ 79,500				
	c. Fire Hydrant Assemblies	33	EA	\$ 3,400	\$ 112,200				
	d. Red Zone 0.4 MG Tank	1	LS	\$ 560,000	\$ 560,000				
	e. Red Zone 500 gpm Pump Station	1	LS	\$ 300,000	\$ 300,000				
	f. Seeding	104800	sf	\$ 0.15	\$ 15,720				
	g. Construction Oversight/Security	1	LS	\$ 5,000	\$ 5,000				
					\$ 2,316,920	\$ 579,230	\$ 2,896,150	\$ 579,230	\$ 3,475,380
5	Purple Zone								
	a. Purple Zone 1515 gpm Pump Station w/Generator	1	LS	\$ 700,000	\$ 700,000	\$ 175,000	\$ 875,000	\$ 175,000	\$ 1,050,000
	b. Seeding	20000	sf	\$ 0.15	\$ 3,000				
	c. Construction Oversight/Security	1	LS	\$ 5,000	\$ 5,000				
9	Future Water Treatment								
	a. Future Treatment Facility	1	MGD	\$ 3,000,000	\$ 3,000,000	\$ 750,000	\$ 3,750,000	\$ 750,000	\$ 4,500,000
						\$ 4,829,175	\$ 24,145,875	\$ 4,829,175	\$ 28,975,050

Notes:

1. We have estimated one valve for every 250 feet of line.
2. We have estimated one fire hydrant for every 400 feet of line.
3. Tank cost is based on \$1.20 per gallon of storage for 0.75 to 1.2 MG tanks and \$1.40 per gallon of storage for 0.25 to 0.75 MG tanks.
4. The water line layout and sizing is based on the Conceptual Master Plans dated July 22, 2002 and the Rendezvous Density Chart dated July 23, 2002 provided by DHM Design.
5. Length of piping is scaled from the Conceptual Master Plan dated July 22, 2002.
6. Length of railroad bore, US 40 bore, and creek crossings are scaled from the Conceptual Master Plan dated July 22, 2002.
7. Blue Zone Tank will provide storage to Rendezvous and Town of Fraser. Per MWE tank should be 1.0 MG.
8. Unit cost information provided by Meurer & Associates.

Operations & Maintenance
West Mountain Metropolitan District

PROJECT	QUANTITY	UNITS/YEAR	UNIT COST	FACILITY SUBTOTAL	25% CONTINGENCY	O&M SUBTOTAL	20% ENGINEERING FEE	PROJECT TOTAL
Administration					(10% cont.)			
Personnel - year 5 - 20	1	persons	\$50,000	\$50,000	\$5,000	\$55,000	-	\$55,000
Personnel - year 10 - 20	1	persons	\$35,000	\$35,000	\$3,500	\$38,500	-	\$38,500
Personnel - year 15 - 20	1	persons	\$75,000	\$75,000	\$7,500	\$82,500	-	\$82,500
Personnel - year 15 - 20	1	persons	\$35,000	\$35,000	\$3,500	\$38,500	-	\$38,500
Misc. Taxes, Insurance, Public Awareness, etc.	1	ls	\$20,000	\$20,000	\$2,000	\$22,000	-	\$22,000
Total O&M Administration				\$215,000				\$236,500
Streets								
Street operations and maintenance performed by Town of Fraser.								
Streetscape Landscape								
Entryway Features	2	ea	\$1,000	\$2,000	\$500	\$2,500	\$500	\$3,000
Trails	1	ls	\$2,500	\$2,500	\$625	\$3,125	\$825	\$3,750
Bus Stops	1	ls	\$1,000	\$1,000	\$250	\$1,250	\$250	\$1,500
				\$5,500	\$1,375	\$6,875	\$1,375	\$8,250
Drainage								
Cost per pond	1	pond	\$1,000	\$1,000	\$250	\$1,250	\$250	\$1,500
Detention Ponds	17	ponds	\$1,000	\$17,000	\$4,250	\$21,250	\$4,250	\$25,500
Total O&M Cost - Drainage				\$17,000				\$25,500
Traffic and Safety Protection								
Traffic and Safety Protection operations and maintenance performed by Town of Fraser.								
Sewer System								
Sewer System operations and maintenance performed by Fraser Sanitation District.								
Water System								
Potable water operations and maintenance performed by Town of Fraser.								

Summary - Operations and Maintenance

Administration				\$215,000	\$21,500	\$236,500	-	\$236,500
Streets				\$5,500	\$1,375	\$6,875	\$1,375	\$8,250
Drainage				\$17,000	\$4,250	\$21,250	\$4,250	\$25,500
Grand Total				\$237,500				\$270,250

Notes:

Engineer's Opinion of Probable Cost
West Mountain Metro District
In-Tract Improvements for Planning Areas

	1Wa	1Wb	2W	3Wa	3Wb	3Wc	4W	5W	7W	8W	9W	10W	11W	12W	13W	14W	15W	16W	17W	18Wa	18Wb	19W	Total	
1 Streets																								
Construction	\$ 292,140	\$ 67,540	\$ 239,000	\$ 134,425	\$ 103,050	\$ 21,000	\$ 17,800	\$ 335,425	\$ 1,190,250	\$ 553,400	\$ 323,050	\$ 562,050	\$ 167,800	\$ 313,200	\$ 251,050	\$ 636,600	\$ 141,800	\$ 229,550	\$ 789,600	\$ 246,400	\$ 601,250	\$ 145,650		
Contingency (25%)	\$ 73,035	\$ 16,885	\$ 59,750	\$ 33,606	\$ 25,763	\$ 5,250	\$ 4,450	\$ 83,856	\$ 297,563	\$ 138,350	\$ 80,763	\$ 140,513	\$ 41,950	\$ 78,300	\$ 62,763	\$ 159,150	\$ 35,450	\$ 57,388	\$ 197,400	\$ 61,600	\$ 150,313	\$ 36,413		
Subtotal	\$ 365,175	\$ 84,425	\$ 298,750	\$ 168,031	\$ 128,813	\$ 26,250	\$ 22,250	\$ 419,281	\$ 1,487,813	\$ 691,750	\$ 403,813	\$ 702,563	\$ 209,750	\$ 391,500	\$ 313,813	\$ 795,750	\$ 177,250	\$ 286,938	\$ 987,000	\$ 308,000	\$ 751,563	\$ 182,063		
Technical Fees (20%)	\$ 73,035	\$ 16,885	\$ 59,750	\$ 33,606	\$ 25,763	\$ 5,250	\$ 4,450	\$ 83,856	\$ 297,563	\$ 138,350	\$ 80,763	\$ 140,513	\$ 41,950	\$ 78,300	\$ 62,763	\$ 159,150	\$ 35,450	\$ 57,388	\$ 197,400	\$ 61,600	\$ 150,313	\$ 36,413		
Total	\$ 438,210	\$ 101,310	\$ 358,500	\$ 201,638	\$ 154,575	\$ 31,500	\$ 26,700	\$ 503,138	\$ 1,785,375	\$ 830,100	\$ 484,575	\$ 843,075	\$ 251,700	\$ 469,800	\$ 376,575	\$ 954,900	\$ 212,700	\$ 344,325	\$ 1,184,400	\$ 369,600	\$ 901,875	\$ 218,475	\$ 11,843,045	
2 Drainage																								
Construction	\$ 15,399	\$ 3,765	\$ 12,735	\$ 7,337	\$ 5,814	\$ 554	\$ 554	\$ 18,964	\$ 65,613	\$ 31,007	\$ 17,995	\$ 9,413	\$ 17,718	\$ 17,718	\$ 13,566	\$ 32,668	\$ 7,198	\$ 10,797	\$ 39,866	\$ 13,289	\$ 32,945	\$ 7,475		
Contingency (25%)	\$ 3,848	\$ 941	\$ 3,184	\$ 1,834	\$ 1,454	\$ 139	\$ 139	\$ 4,741	\$ 16,403	\$ 7,752	\$ 4,499	\$ 2,353	\$ 4,430	\$ 4,430	\$ 3,392	\$ 8,167	\$ 1,800	\$ 2,699	\$ 9,967	\$ 3,322	\$ 8,236	\$ 1,869		
Subtotal	\$ 19,247	\$ 4,706	\$ 15,919	\$ 9,171	\$ 7,268	\$ 693	\$ 693	\$ 23,705	\$ 82,016	\$ 38,759	\$ 22,494	\$ 11,766	\$ 22,148	\$ 22,148	\$ 16,958	\$ 40,835	\$ 8,998	\$ 13,496	\$ 49,833	\$ 16,611	\$ 41,181	\$ 9,344		
Technical Fees (20%)	\$ 3,848	\$ 941	\$ 3,184	\$ 1,834	\$ 1,454	\$ 139	\$ 139	\$ 4,741	\$ 16,403	\$ 7,752	\$ 4,499	\$ 2,353	\$ 4,430	\$ 4,430	\$ 3,392	\$ 8,167	\$ 1,800	\$ 2,699	\$ 9,967	\$ 3,322	\$ 8,236	\$ 1,869		
Total	\$ 23,095	\$ 5,648	\$ 19,103	\$ 11,006	\$ 8,721	\$ 831	\$ 831	\$ 28,446	\$ 98,420	\$ 46,511	\$ 26,993	\$ 14,120	\$ 26,577	\$ 26,577	\$ 20,349	\$ 49,002	\$ 10,797	\$ 16,196	\$ 59,799	\$ 19,934	\$ 49,418	\$ 11,213	\$ 573,576	
5 Sanitary Sewer System																								
Construction	\$ 139,000	\$ 34,000	\$ 115,000	\$ 66,250	\$ 52,500	\$ 5,000	\$ 5,000	\$ 171,250	\$ 592,500	\$ 280,000	\$ 162,500	\$ 282,500	\$ 85,000	\$ 160,000	\$ 122,500	\$ 295,000	\$ 65,000	\$ 97,500	\$ 360,000	\$ 120,000	\$ 297,500	\$ 67,500		
Contingency (25%)	\$ 34,750	\$ 8,500	\$ 28,750	\$ 16,563	\$ 13,125	\$ 1,250	\$ 1,250	\$ 42,813	\$ 148,125	\$ 70,000	\$ 40,625	\$ 70,625	\$ 21,250	\$ 40,000	\$ 30,625	\$ 73,750	\$ 16,250	\$ 24,375	\$ 90,000	\$ 30,000	\$ 74,375	\$ 16,875		
Subtotal	\$ 173,750	\$ 42,500	\$ 143,750	\$ 82,813	\$ 65,625	\$ 6,250	\$ 6,250	\$ 214,063	\$ 740,625	\$ 350,000	\$ 203,125	\$ 353,125	\$ 106,250	\$ 200,000	\$ 153,125	\$ 368,750	\$ 81,250	\$ 121,875	\$ 450,000	\$ 150,000	\$ 371,875	\$ 84,375		
Technical Fees (20%)	\$ 34,750	\$ 8,500	\$ 28,750	\$ 16,563	\$ 13,125	\$ 1,250	\$ 1,250	\$ 42,813	\$ 148,125	\$ 70,000	\$ 40,625	\$ 70,625	\$ 21,250	\$ 40,000	\$ 30,625	\$ 73,750	\$ 16,250	\$ 24,375	\$ 90,000	\$ 30,000	\$ 74,375	\$ 16,875		
Total	\$ 208,500	\$ 51,000	\$ 172,500	\$ 99,375	\$ 78,750	\$ 7,500	\$ 7,500	\$ 256,875	\$ 888,750	\$ 420,000	\$ 243,750	\$ 423,750	\$ 127,500	\$ 240,000	\$ 183,750	\$ 442,500	\$ 97,500	\$ 146,250	\$ 540,000	\$ 180,000	\$ 446,250	\$ 101,250	\$ 5,363,250	
6 Water System																								
Construction	\$ 125,100	\$ 30,600	\$ 103,500	\$ 59,625	\$ 47,250	\$ 4,500	\$ 4,500	\$ 154,125	\$ 533,250	\$ 252,000	\$ 146,250	\$ 254,250	\$ 76,500	\$ 144,000	\$ 110,250	\$ 265,500	\$ 58,500	\$ 87,750	\$ 324,000	\$ 108,000	\$ 267,750	\$ 60,750		
Contingency (25%)	\$ 31,275	\$ 7,650	\$ 25,875	\$ 14,906	\$ 11,813	\$ 1,125	\$ 1,125	\$ 38,531	\$ 133,313	\$ 63,000	\$ 36,563	\$ 63,563	\$ 18,125	\$ 36,000	\$ 27,563	\$ 66,375	\$ 14,625	\$ 21,938	\$ 81,000	\$ 27,000	\$ 66,938	\$ 15,188		
Subtotal	\$ 156,375	\$ 38,250	\$ 129,375	\$ 74,531	\$ 59,063	\$ 5,625	\$ 5,625	\$ 192,656	\$ 666,563	\$ 315,000	\$ 182,813	\$ 317,813	\$ 94,625	\$ 180,000	\$ 137,813	\$ 331,875	\$ 73,125	\$ 109,688	\$ 405,000	\$ 135,000	\$ 334,688	\$ 75,938		
Technical Fees (20%)	\$ 31,275	\$ 7,650	\$ 25,875	\$ 14,906	\$ 11,813	\$ 1,125	\$ 1,125	\$ 38,531	\$ 133,313	\$ 63,000	\$ 36,563	\$ 63,563	\$ 18,125	\$ 36,000	\$ 27,563	\$ 66,375	\$ 14,625	\$ 21,938	\$ 81,000	\$ 27,000	\$ 66,938	\$ 15,188		
Total	\$ 187,650	\$ 45,900	\$ 155,250	\$ 89,438	\$ 70,875	\$ 6,750	\$ 6,750	\$ 231,188	\$ 799,875	\$ 378,000	\$ 219,375	\$ 381,375	\$ 114,750	\$ 216,000	\$ 165,375	\$ 398,250	\$ 87,750	\$ 131,625	\$ 486,000	\$ 162,000	\$ 401,625	\$ 91,125	\$ 4,826,925	
Grand Total																							\$ 21,806,796	

Note: In-Tract infrastructure costs provided by Carroll & Lange.

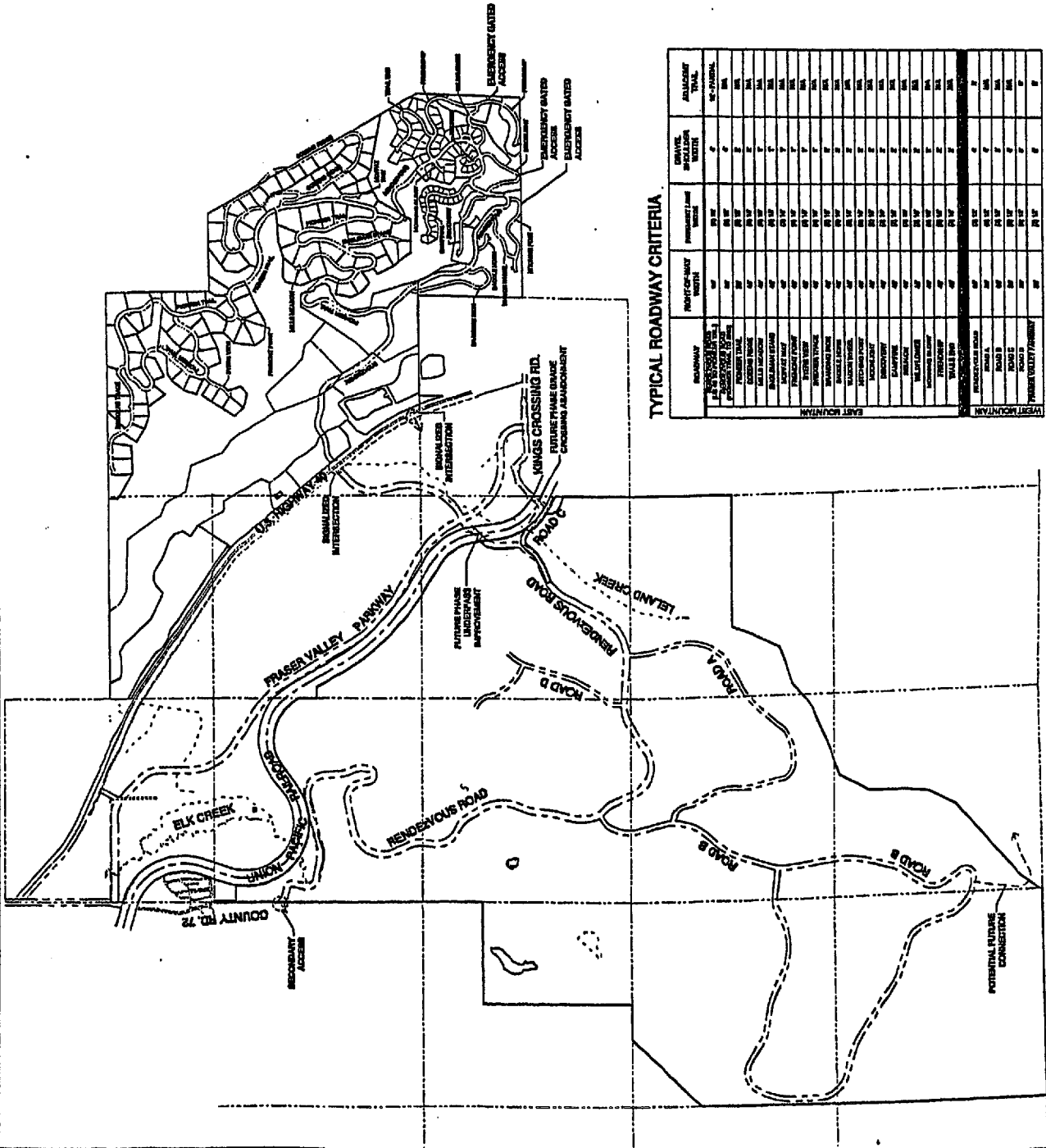
RENDEZVOUS

PLANNED DEVELOPMENT DISTRICT PLAN
AN AMENDMENT OF THE MARYWALK VILLAGE
PLANNED DEVELOPMENT DISTRICT PLAN

A PART OF SECTIONS 20, 21, 28, 29, 30, 31, 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO

ROADWAY NOTES

1. Roadway layout is shown on the plan.
2. All roadways are shown with their proposed right-of-way lines.
3. All roadways are shown with their proposed centerlines.
4. All roadways are shown with their proposed easement lines.
5. All roadways are shown with their proposed utility lines.
6. All roadways are shown with their proposed drainage lines.
7. All roadways are shown with their proposed lighting poles.
8. All roadways are shown with their proposed street furniture.
9. All roadways are shown with their proposed signage.
10. All roadways are shown with their proposed landscaping.
11. All roadways are shown with their proposed construction details.
12. All roadways are shown with their proposed maintenance details.
13. All roadways are shown with their proposed safety details.
14. All roadways are shown with their proposed accessibility details.
15. All roadways are shown with their proposed environmental details.
16. All roadways are shown with their proposed historical details.
17. All roadways are shown with their proposed cultural details.
18. All roadways are shown with their proposed archaeological details.
19. All roadways are shown with their proposed paleontological details.
20. All roadways are shown with their proposed historical/archaeological/paleontological details.



TYPICAL ROADWAY CRITERIA

ROADWAY	RIGHT-OF-WAY WIDTH	PAVEMENT TYPE	DRIVEWAY SPREADER WIDTH	ADJACENT TOTAL
FRASER VALLEY PARKWAY	100'	ASPH	10'	110'
RENDEZVOUS ROAD	75'	ASPH	10'	85'
KINGS CROSSING RD.	75'	ASPH	10'	85'
ROAD A	50'	ASPH	10'	60'
ROAD B	50'	ASPH	10'	60'
ROAD C	50'	ASPH	10'	60'
ROAD D	50'	ASPH	10'	60'
ROAD E	50'	ASPH	10'	60'
FRASER VALLEY PARKWAY	100'	ASPH	10'	110'
RENDEZVOUS ROAD	75'	ASPH	10'	85'
KINGS CROSSING RD.	75'	ASPH	10'	85'
ROAD A	50'	ASPH	10'	60'
ROAD B	50'	ASPH	10'	60'
ROAD C	50'	ASPH	10'	60'
ROAD D	50'	ASPH	10'	60'
ROAD E	50'	ASPH	10'	60'
FRASER VALLEY PARKWAY	100'	ASPH	10'	110'
RENDEZVOUS ROAD	75'	ASPH	10'	85'
KINGS CROSSING RD.	75'	ASPH	10'	85'
ROAD A	50'	ASPH	10'	60'
ROAD B	50'	ASPH	10'	60'
ROAD C	50'	ASPH	10'	60'
ROAD D	50'	ASPH	10'	60'
ROAD E	50'	ASPH	10'	60'

SCALE 1"=50'-0"
DATE: JANUARY 27, 2008
DRAWN BY: J. J. JENSEN
CHECKED BY: J. J. JENSEN
APPROVED BY: J. J. JENSEN
AUGUST 25, 2003

ROADWAY MASTER PLAN
SHEET # OF #

RENDEZVOUS PLANNED DEVELOPMENT DISTRICT PLAN

AN AMENDMENT OF THE MARYVALE VILLAGE
PLANNED DEVELOPMENT DISTRICT PLAN

A PART OF SECTIONS 20, 21, 28, 29, 30, 31, 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO

DRAINAGE NOTES

1. ORIGINAL HISTORIC DRAINAGE PATTERNS WILL BE MAINTAINED FROM DEVELOPMENT, WITH THE MAJORITY OF THE STORM WATER RUNOFF BEING TO LEAS AND BE CULX, AND EVENTUALLY TO THE FRASE RIVE.
2. INCREASED STORM RUNOFF CAUSED BY DEVELOPMENT WILL BE RETAINED IN RETENTION / WATER QUALITY PONDS AND RELEASED AT OR BELOW HISTORIC FLOW RATES.
3. DRAINAGE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN CONJUNCTION WITH THE DEVELOPMENT OF EACH OF THE PLANNING AREAS.
4. THE RETENTION PONDS SHOWN IN PLANNING AREAS 21W AND 23W MAY ALSO BE CONSTRUCTED TO PROVIDE WATER QUALITY/TREATMENT STORAGE.

LEGEND

- EXISTING CONTOUR
 - BASH BOUNDARY
 - FARM BOUNDARY
 - EXISTING DRAINAGE
- PLANNING INFORMATION
- A = SUB-BASH DESIGNATION
 - B = SUB-BASH AREA
 - FLOW ARROW
 - PROPOSED RETENTION POND

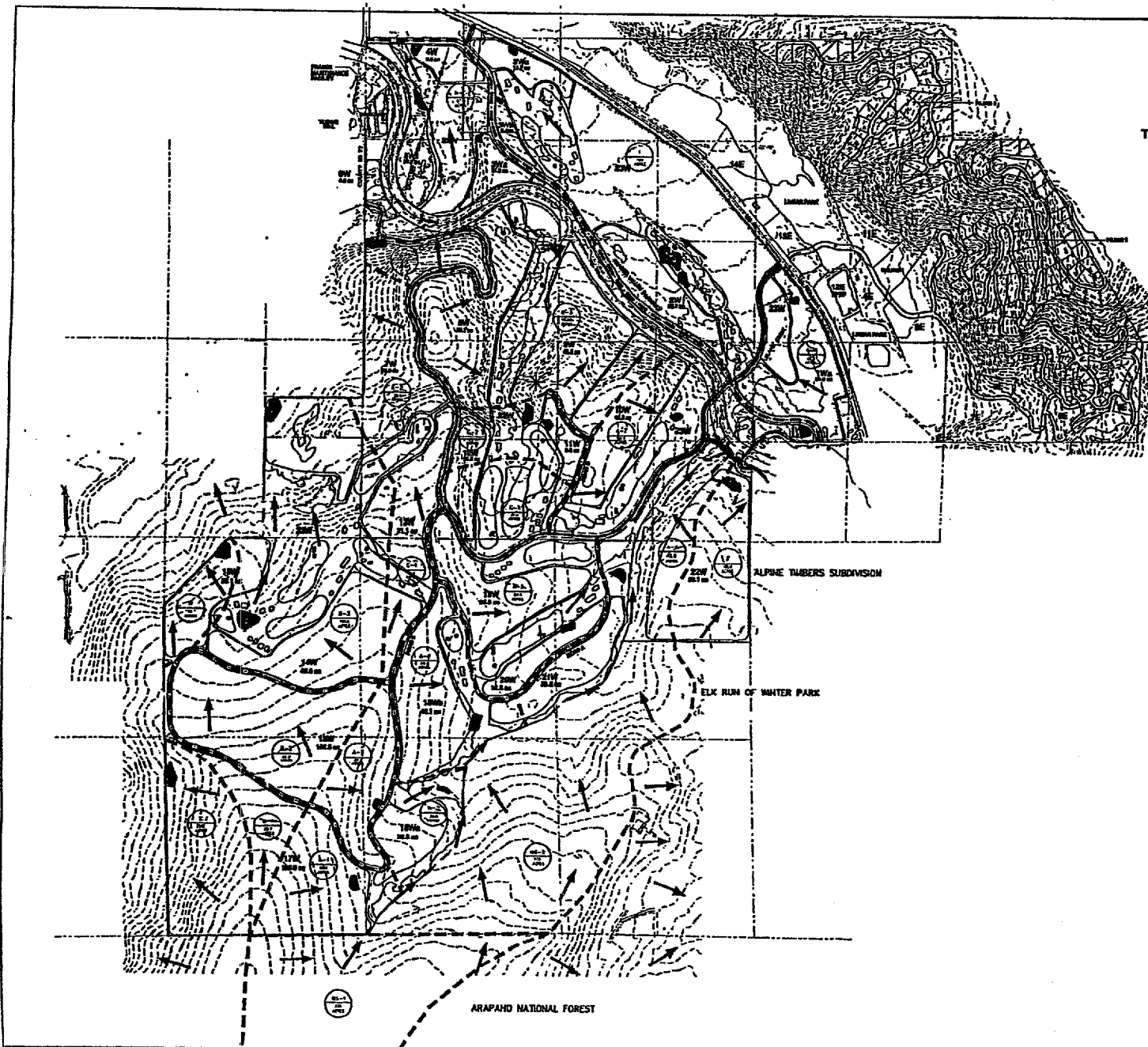
Carroll A. Lange
A Registered Professional Engineer
No. 10110, State of Colorado
10110, State of Colorado

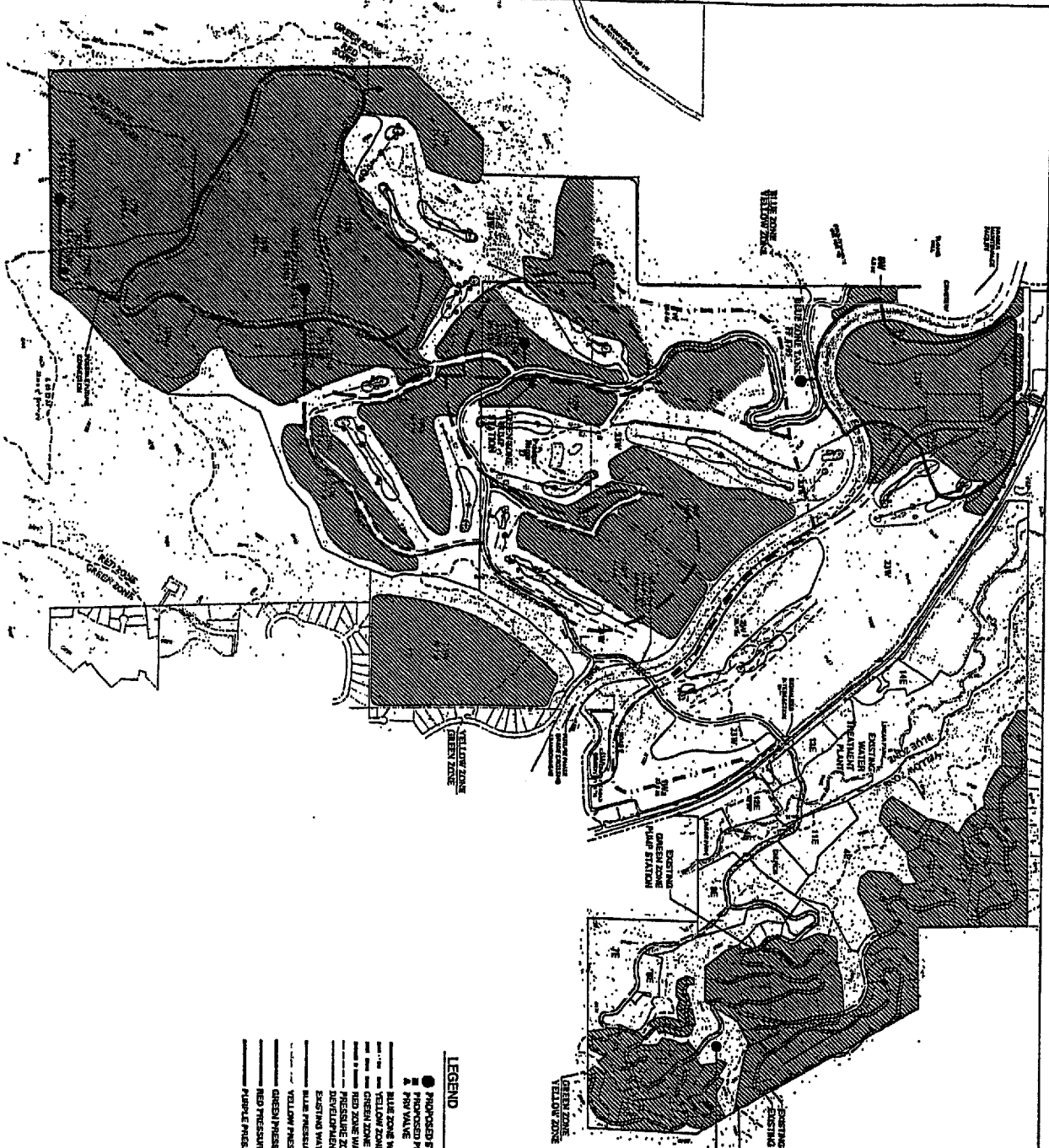
NORTH
 SCALE: 1"=400'-0"

DATE: JANUARY 17, 2003
MAY 21, 2003
AUGUST 24, 2003

CONCEPTUAL
DRAINAGE PLAN

SHEET 20 OF 22





RENDEZVOUS
PLANNED DEVELOPMENT DISTRICT PLAN
 AN AMENDMENT OF THE HARTVALE VILLAGE
 PLANNED DEVELOPMENT DISTRICT PLAN
 A PART OF SECTIONS 20, 21, 28, 29, 30, 31, 32
 TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
 COUNTY OF GRAND, STATE OF COLORADO

- LEGEND**
- PROPOSED STORAGE TANK
 - PROPOSED PUMP STATION
 - TANK WALL
 - BLUE ZONE WATERLINE
 - GREEN ZONE WATERLINE
 - YELLOW ZONE WATERLINE
 - RED ZONE WATERLINE
 - PRESSURE ZONE BOUNDARY
 - DEVELOPMENT BOUNDARY
 - EXISTING WATERLINE
 - BLUE PRESSURE ZONE (SLY) AREA TO BE ADDED
 - GREEN PRESSURE ZONE (SLY) AREA TO BE ADDED
 - YELLOW PRESSURE ZONE (SLY) AREA TO BE ADDED
 - RED PRESSURE ZONE (SLY) AREA TO BE ADDED
 - PURPLE PRESSURE ZONE (SLY) AREA TO BE ADDED



DATE: JANUARY 9, 2003

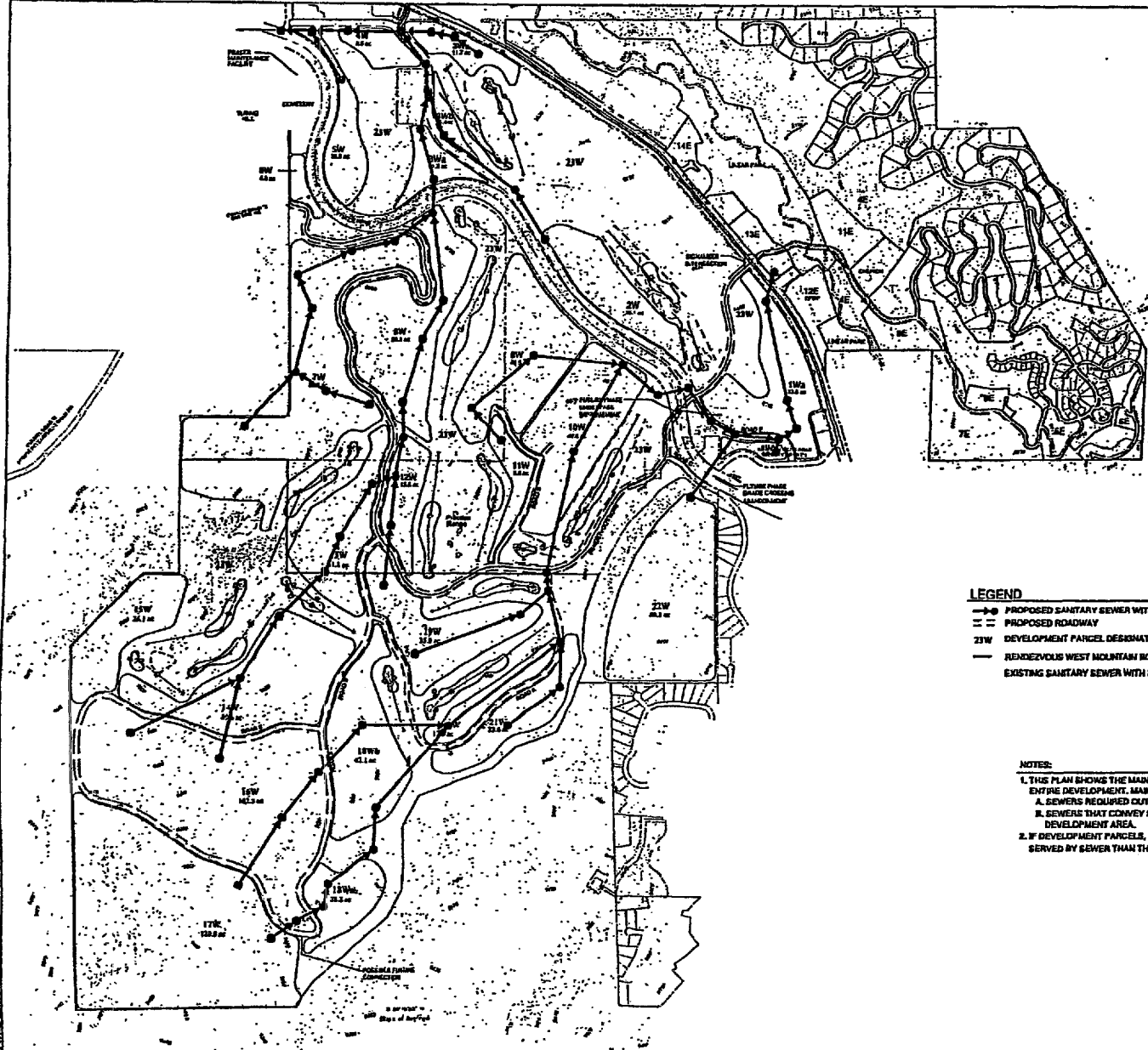
Meurer
 ENGINEER
 1430 Lakota Blvd.
 Suite 600
 Colorado Springs, CO 80905
 (303) 585-3638

WATER
MASTER PLAN
 SHEET 6 OF 9

RENDEZVOUS PLANNED DEVELOPMENT DISTRICT PLAN

AN AMENDMENT OF THE MARYVALE VILLAGE
PLANNED DEVELOPMENT DISTRICT PLAN

A PART OF SECTIONS 20, 21, 28, 29, 30, 31, 32
TOWNSHIP 1 SOUTH, RANGE 75 WEST OF THE 6TH PM
COUNTY OF GRAND, STATE OF COLORADO



LEGEND

- PROPOSED SANITARY SEWER WITH MANHOLE
- == PROPOSED ROADWAY
- 21W DEVELOPMENT PARCEL DESIGNATION
- RENDEZVOUS WEST MOUNTAIN BOUNDARY
- EXISTING SANITARY SEWER WITH MANHOLE

NOTES:

1. THIS PLAN SHOWS THE MAIN SEWER LINES FOR THE ENTIRE DEVELOPMENT. MAIN SEWER LINES ARE:
 - A. SEWERS RELOCATED OUTSIDE OF DEVELOPMENT AREAS
 - B. SEWERS THAT CONVEY SEWAGE FROM MORE THAN ONE DEVELOPMENT AREA.
2. IF DEVELOPMENT PARCELS, 16W, 17W AND 18W ARE NOT SERVED BY SEWER THAN THE MINIMUM LOT SIZE IS 2 ACRES.

Meurer & Associates
ENGINEER
Meurer & Associates
143 Union Blvd
Suite 500
Littleton, Colorado 80120
(303) 985-3636



DATE: JANUARY 7, 2003

SEWER
MASTER PLAN
SHEET 7 OF 9

EXHIBIT E

(E - 1 & 2)

FINANCING PROFORMA

Consolidated West Mountain, West Meadow and Byers View Metropolitan District
 Bonding Capacity Based on Assessed Valuation from Clifton Gunderson Projection

Collection Year	Total Assessed Value	Debt Service Mill Levy	Net Property Taxes 94.50%	Specific Ownership Taxes 8.50%	Total Cash Receipts	Total Debt Issuance: \$90,385,000				Total Annual Cash Surplus	Cumulative Net Cash
						Series 2010	Series 2019	Series 2030	Total Debt Service		
						\$30,000,000	\$27,190,000	\$33,195,000			
2005	0				0				0	0	
2006	2,307,240	45.000	0	0	0				0	0	
2007	4,432,712	45.000	0	0	0				0	0	
2008	4,629,072	45.000	0	0	0				0	0	
2009	6,602,377	45.000	0	0	0				0	0	
2010	9,002,199	45.000	382,819	32,540	415,358				0	0	
2011	15,753,558	45.000	669,920	56,943	726,863				0	415,358	
2012	23,091,996	45.000	981,987	83,469	1,065,456				0	831,714	
2013	29,832,964	45.000	1,268,647	107,835	1,376,482	2,350,000			2,350,000	1,142,221	
2014	39,034,419	45.000	1,659,939	141,095	1,801,033	2,411,500			2,411,500	1,234,159	
2015	46,003,540	45.000	1,956,301	166,286	2,122,586	2,467,500			2,467,500	623,693	
2016	56,296,045	45.000	2,393,989	203,489	2,597,478	2,518,000			2,518,000	278,779	
2017	65,260,697	35.000	2,158,498	183,472	2,341,970	2,563,000			2,563,000	358,257	
2018	78,716,680	35.000	2,603,554	221,302	2,824,856	2,502,500			2,502,500	137,227	
2019	92,941,566	35.000	3,074,042	261,294	3,335,336	2,442,000	1,121,588		3,563,588	459,583	
2020	104,373,418	35.000	3,452,151	293,433	3,745,584	2,381,500	1,495,450		3,876,950	231,332	
2021	110,043,165	35.000	3,639,678	309,373	3,949,050	2,421,000	1,535,450		3,956,450	99,965	
2022	114,412,538	35.000	3,784,195	321,657	4,105,851	2,421,000	1,535,450		4,158,250	92,566	
2023	114,412,538	35.000	3,784,195	321,657	4,105,851	2,355,000	1,803,250		4,158,250	40,167	
2024	116,700,789	35.000	3,859,879	328,090	4,187,968	2,289,000	1,836,200		4,125,200	20,818	
2025	116,700,789	35.000	3,859,879	328,090	4,187,968	2,223,000	1,966,400		4,189,400	19,386	
2026	119,034,805	35.000	3,937,076	334,651	4,271,728	2,207,000	1,978,350		4,185,350	22,005	
2027	119,034,805	35.000	3,937,076	334,651	4,271,728	2,138,250	2,138,100		4,276,350	17,382	
2028	121,415,501	35.000	4,015,818	341,345	4,357,162	2,069,500	2,202,400		4,271,900	17,210	
2029	121,415,501	35.000	4,015,818	341,345	4,357,162	2,000,750	2,350,925		4,351,675	22,697	
2030	123,843,811	35.000	4,096,134	348,171	4,444,305	2,082,000	2,263,725		4,345,725	34,134	
2031	123,843,811	35.000	4,096,134	348,171	4,444,305	2,005,000	2,423,175		4,428,175	50,265	
2032	126,320,687	35.000	4,178,057	355,135	4,533,192	1,928,000	2,520,800		4,448,800	45,770	
2033	126,320,687	35.000	4,178,057	355,135	4,533,192	1,851,000	1,064,350	1,611,438	4,526,788	52,174	
2034	128,847,101	35.000	4,261,618	362,238	4,623,855	1,124,000	1,078,800	2,340,775	4,543,575	41,791	
2035	128,847,101	35.000	4,261,618	362,238	4,623,855	932,750	1,257,425	2,442,175	4,632,350	33,296	
2036	131,424,043	35.000	4,346,850	369,482	4,716,332	899,750	1,281,150	2,441,425	4,622,325	34,827	
2037	131,424,043	35.000	4,346,850	369,482	4,716,332	866,750	1,362,950	2,488,750	4,718,450	32,709	
2038	134,052,524	35.000	4,433,787	376,872	4,810,659	833,750	1,384,525	2,506,400	4,724,675	24,366	
2039	134,052,524	35.000	4,433,787	376,872	4,810,659	800,750	1,963,900	2,045,750	4,810,400	24,626	
2040	136,733,575	35.000	4,522,463	384,409	4,906,872	767,750	2,025,275	2,017,925	4,810,950	24,335	
2041	136,733,575	35.000	4,522,463	384,409	4,906,872		2,045,325	2,860,375	4,905,700	25,507	
2042	139,468,246	35.000	4,612,912	392,098	5,005,010		2,045,975	2,865,250	4,911,225	21,154	
2043	139,468,246	35.000	4,612,912	392,098	5,005,010		2,108,050	2,896,000	5,004,050	22,114	
2044	142,257,611	35.000	4,705,170	399,939	5,105,110		2,107,975	2,895,975	5,003,950	23,174	
2045	142,257,611	35.000	4,705,170	399,939	5,105,110		2,173,775	2,931,550	5,105,325	22,959	
2046	145,102,763	35.000	4,799,274	407,938	5,207,212		2,176,600	2,930,525	5,107,125	20,944	
2047	145,102,763	35.000	4,799,274	407,938	5,207,212		2,239,475	2,969,550	5,209,025	19,131	
2048	148,004,819	35.000	4,895,259	416,097	5,311,356		2,238,825	2,966,150	5,204,975	21,368	
2049	148,004,819	35.000	4,895,259	416,097	5,311,356		1,366,875	3,942,250	5,309,125	23,600	
2050	150,964,915	35.000	4,993,165	424,419	5,417,584			5,313,675	5,313,675	21,281	
								5,415,900	5,415,900	22,965	
			150,131,673	12,761,192	162,892,865	51,431,000	55,557,063	55,881,838	162,869,900	22,965	

PRELIMINARY DRAFT SUBJECT TO REVISION

EXHIBIT E-1

Consolidated West Mountain, West Meadow and Byers View Metropolitan Districts

Series 2010

Sources & Uses

Dated 12/01/2010 | Delivered 12/01/2010

Sources Of Funds

Par Amount of Bonds	\$30,000,000.00
Total Sources	\$30,000,000.00

Uses Of Funds

Developer Reimbursement	\$23,815,250.00
Deposit to Capitalized Interest (CIF) Fund	3,300,000.00
Deposit to Debt Service Reserve Fund (DSRF)	2,584,750.00
Total Underwriter's Discount (0.500%)	150,000.00
Costs of Issuance	150,000.00
Total Uses	\$30,000,000.00

Consolidated West Mountain, West Meadow and Byers View Metropolitan Districts

Series 2019

Sources & Uses

Dated 03/01/2019 | Delivered 03/01/2019

Sources Of Funds

Par Amount of Bonds	\$27,190,000.00
Total Sources	\$27,190,000.00

Uses Of Funds

Developer Reimbursement	\$24,383,250.00
Deposit to Debt Service Reserve Fund (DSRF)	2,520,800.00
Costs of Issuance	150,000.00
Total Underwriter's Discount (0.500%)	135,950.00
Total Uses	\$27,190,000.00

Consolidated West Mountain, West Meadow and Byers View Metropolitan Districts

Series 2030

Sources & Uses

Dated 12/01/2030 | Delivered 12/01/2030

Sources Of Funds

Par Amount of Bonds	\$33,195,000.00
Total Sources	\$33,195,000.00

Uses Of Funds

Developer Reimbursement	\$27,429,512.50
Deposit to Debt Service Reserve Fund (DSRF)	3,319,500.00
Deposit to Capitalized Interest (CIF) Fund	2,130,012.50
Total Underwriter's Discount (0.500%)	165,975.00
Costs of Issuance	150,000.00
Total Uses	\$33,195,000.00

**Consolidated West Mountain, West Meadow
and Byers View Metropolitan Districts**

Series 2010

Net Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2010	-	-	-	-
12/01/2011	-	-	\$1,650,000.00	\$1,650,000.00
12/01/2012	-	-	1,650,000.00	1,650,000.00
12/01/2013	\$700,000.00	5.500%	1,650,000.00	2,350,000.00
12/01/2014	800,000.00	5.500%	1,611,500.00	2,411,500.00
12/01/2015	900,000.00	5.500%	1,567,500.00	2,467,500.00
12/01/2016	1,000,000.00	5.500%	1,518,000.00	2,518,000.00
12/01/2017	1,100,000.00	5.500%	1,463,000.00	2,563,000.00
12/01/2018	1,100,000.00	5.500%	1,402,500.00	2,502,500.00
12/01/2019	1,100,000.00	5.500%	1,342,000.00	2,442,000.00
12/01/2020	1,100,000.00	5.500%	1,281,500.00	2,381,500.00
12/01/2021	1,200,000.00	5.500%	1,221,000.00	2,421,000.00
12/01/2022	1,200,000.00	5.500%	1,155,000.00	2,355,000.00
12/01/2023	1,200,000.00	5.500%	1,089,000.00	2,289,000.00
12/01/2024	1,200,000.00	5.500%	1,023,000.00	2,223,000.00
12/01/2025	1,250,000.00	5.500%	957,000.00	2,207,000.00
12/01/2026	1,250,000.00	5.500%	888,250.00	2,138,250.00
12/01/2027	1,250,000.00	5.500%	819,500.00	2,069,500.00
12/01/2028	1,250,000.00	5.500%	750,750.00	2,000,750.00
12/01/2029	1,400,000.00	5.500%	682,000.00	2,082,000.00
12/01/2030	1,400,000.00	5.500%	605,000.00	2,005,000.00
12/01/2031	1,400,000.00	5.500%	528,000.00	1,928,000.00
12/01/2032	1,400,000.00	5.500%	451,000.00	1,851,000.00
12/01/2033	750,000.00	5.500%	374,000.00	1,124,000.00
12/01/2034	600,000.00	5.500%	332,750.00	932,750.00
12/01/2035	600,000.00	5.500%	299,750.00	899,750.00
12/01/2036	600,000.00	5.500%	266,750.00	866,750.00
12/01/2037	600,000.00	5.500%	233,750.00	833,750.00
12/01/2038	600,000.00	5.500%	200,750.00	800,750.00
12/01/2039	600,000.00	5.500%	167,750.00	767,750.00
12/01/2040	2,450,000.00	5.500%	134,750.00	2,584,750.00
Total	\$30,000,000.00	-	\$27,315,750.00	\$57,315,750.00

**Consolidated West Mountain, West Meadow
and Byers View Metropolitan Districts**

Series 2010

Net Debt Service Schedule

Part 2 of 2

Date	DSR	CIF	Net New D/S
12/01/2010	-	-	-
12/01/2011	-	\$(1,650,000.00)	-
12/01/2012	-	(1,650,000.00)	-
12/01/2013	-	-	\$2,350,000.00
12/01/2014	-	-	2,411,500.00
12/01/2015	-	-	2,467,500.00
12/01/2016	-	-	2,518,000.00
12/01/2017	-	-	2,563,000.00
12/01/2018	-	-	2,502,500.00
12/01/2019	-	-	2,442,000.00
12/01/2020	-	-	2,381,500.00
12/01/2021	-	-	2,421,000.00
12/01/2022	-	-	2,355,000.00
12/01/2023	-	-	2,289,000.00
12/01/2024	-	-	2,223,000.00
12/01/2025	-	-	2,207,000.00
12/01/2026	-	-	2,138,250.00
12/01/2027	-	-	2,069,500.00
12/01/2028	-	-	2,000,750.00
12/01/2029	-	-	2,082,000.00
12/01/2030	-	-	2,005,000.00
12/01/2031	-	-	1,928,000.00
12/01/2032	-	-	1,851,000.00
12/01/2033	-	-	1,124,000.00
12/01/2034	-	-	932,750.00
12/01/2035	-	-	899,750.00
12/01/2036	-	-	866,750.00
12/01/2037	-	-	833,750.00
12/01/2038	-	-	800,750.00
12/01/2039	-	-	767,750.00
12/01/2040	\$(2,584,750.00)	-	-
Total	\$(2,584,750.00)	\$(3,300,000.00)	\$51,431,000.00

**Consolidated West Mountain, West Meadow
and Byers View Metropolitan Districts**

Series 2019

Net Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+	DSR	Net New D/S
12/01/2019	-	-	\$1,121,587.50	\$1,121,587.50	-	\$1,121,587.50
12/01/2020	-	-	1,495,450.00	1,495,450.00	-	1,495,450.00
12/01/2021	\$40,000.00	5.500%	1,495,450.00	1,535,450.00	-	1,535,450.00
12/01/2022	310,000.00	5.500%	1,493,250.00	1,803,250.00	-	1,803,250.00
12/01/2023	360,000.00	5.500%	1,476,200.00	1,836,200.00	-	1,836,200.00
12/01/2024	510,000.00	5.500%	1,456,400.00	1,966,400.00	-	1,966,400.00
12/01/2025	550,000.00	5.500%	1,428,350.00	1,978,350.00	-	1,978,350.00
12/01/2026	740,000.00	5.500%	1,398,100.00	2,138,100.00	-	2,138,100.00
12/01/2027	845,000.00	5.500%	1,357,400.00	2,202,400.00	-	2,202,400.00
12/01/2028	1,040,000.00	5.500%	1,310,925.00	2,350,925.00	-	2,350,925.00
12/01/2029	1,010,000.00	5.500%	1,253,725.00	2,263,725.00	-	2,263,725.00
12/01/2030	1,225,000.00	5.500%	1,198,175.00	2,423,175.00	-	2,423,175.00
12/01/2031	1,390,000.00	5.500%	1,130,800.00	2,520,800.00	-	2,520,800.00
12/01/2032	10,000.00	5.500%	1,054,350.00	1,064,350.00	-	1,064,350.00
12/01/2033	25,000.00	5.500%	1,053,800.00	1,078,800.00	-	1,078,800.00
12/01/2034	205,000.00	5.500%	1,052,425.00	1,257,425.00	-	1,257,425.00
12/01/2035	240,000.00	5.500%	1,041,150.00	1,281,150.00	-	1,281,150.00
12/01/2036	335,000.00	5.500%	1,027,950.00	1,362,950.00	-	1,362,950.00
12/01/2037	375,000.00	5.500%	1,009,525.00	1,384,525.00	-	1,384,525.00
12/01/2038	975,000.00	5.500%	988,900.00	1,963,900.00	-	1,963,900.00
12/01/2039	1,090,000.00	5.500%	935,275.00	2,025,275.00	-	2,025,275.00
12/01/2040	1,170,000.00	5.500%	875,325.00	2,045,325.00	-	2,045,325.00
12/01/2041	1,235,000.00	5.500%	810,975.00	2,045,975.00	-	2,045,975.00
12/01/2042	1,365,000.00	5.500%	743,050.00	2,108,050.00	-	2,108,050.00
12/01/2043	1,440,000.00	5.500%	667,975.00	2,107,975.00	-	2,107,975.00
12/01/2044	1,585,000.00	5.500%	588,775.00	2,173,775.00	-	2,173,775.00
12/01/2045	1,675,000.00	5.500%	501,600.00	2,176,600.00	-	2,176,600.00
12/01/2046	1,830,000.00	5.500%	409,475.00	2,239,475.00	-	2,239,475.00
12/01/2047	1,930,000.00	5.500%	308,825.00	2,238,825.00	-	2,238,825.00
12/01/2048	3,685,000.00	5.500%	202,675.00	3,887,675.00	\$(2,520,800.00)	1,366,875.00
Total	\$27,190,000.00	-	\$30,887,862.50	\$58,077,862.50	\$(2,520,800.00)	\$55,557,062.50

**Consolidated West Mountain, West Meadow
and Byers View Metropolitan Districts**

Series 2030

Net Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
12/01/2030	-	-	-	-
12/01/2031	-	-	\$1,825,725.00	\$1,825,725.00
12/01/2032	\$90,000.00	5.500%	1,825,725.00	1,915,725.00
12/01/2033	520,000.00	5.500%	1,820,775.00	2,340,775.00
12/01/2034	650,000.00	5.500%	1,792,175.00	2,442,175.00
12/01/2035	685,000.00	5.500%	1,756,425.00	2,441,425.00
12/01/2036	770,000.00	5.500%	1,718,750.00	2,488,750.00
12/01/2037	830,000.00	5.500%	1,676,400.00	2,506,400.00
12/01/2038	415,000.00	5.500%	1,630,750.00	2,045,750.00
12/01/2039	410,000.00	5.500%	1,607,925.00	2,017,925.00
12/01/2040	1,275,000.00	5.500%	1,585,375.00	2,860,375.00
12/01/2041	1,350,000.00	5.500%	1,515,250.00	2,865,250.00
12/01/2042	1,455,000.00	5.500%	1,441,000.00	2,896,000.00
12/01/2043	1,535,000.00	5.500%	1,360,975.00	2,895,975.00
12/01/2044	1,655,000.00	5.500%	1,276,550.00	2,931,550.00
12/01/2045	1,745,000.00	5.500%	1,185,525.00	2,930,525.00
12/01/2046	1,880,000.00	5.500%	1,089,550.00	2,969,550.00
12/01/2047	1,980,000.00	5.500%	986,150.00	2,966,150.00
12/01/2048	3,065,000.00	5.500%	877,250.00	3,942,250.00
12/01/2049	4,605,000.00	5.500%	708,675.00	5,313,675.00
12/01/2050	8,280,000.00	5.500%	455,400.00	8,735,400.00
Total	\$33,195,000.00	-	\$28,136,350.00	\$61,331,350.00

**Consolidated West Mountain, West Meadow
and Byers View Metropolitan Districts**

Series 2030

Net Debt Service Schedule

Part 2 of 2

Date	DSR	CIF	Net New D/S
12/01/2030	-	-	-
12/01/2031	-	\$ (1,825,725.00)	-
12/01/2032	-	(304,287.50)	\$1,611,437.50
12/01/2033	-	-	2,340,775.00
12/01/2034	-	-	2,442,175.00
12/01/2035	-	-	2,441,425.00
12/01/2036	-	-	2,488,750.00
12/01/2037	-	-	2,506,400.00
12/01/2038	-	-	2,045,750.00
12/01/2039	-	-	2,017,925.00
12/01/2040	-	-	2,860,375.00
12/01/2041	-	-	2,865,250.00
12/01/2042	-	-	2,896,000.00
12/01/2043	-	-	2,895,975.00
12/01/2044	-	-	2,931,550.00
12/01/2045	-	-	2,930,525.00
12/01/2046	-	-	2,969,550.00
12/01/2047	-	-	2,966,150.00
12/01/2048	-	-	3,942,250.00
12/01/2049	-	-	5,313,675.00
12/01/2050	\$ (3,319,500.00)	-	5,415,900.00
Total	\$ (3,319,500.00)	\$ (2,130,012.50)	\$55,881,837.50

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SUMMARY - GENERAL FUND

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Collection Year	Total Assessed Value (See Page 13)	Total Mill Levy	General Fund Mill Levy	Cash Receipts				Cash Disbursements			Cash Balances		Collection Year	
				Net Property Taxes	Specific Ownership Taxes	Annual Developer Advances - Administrative	Interest Income at	Total Cash Receipts	Operating Costs Inflated at	Annual Developer Advances - Administrative Repayments	Total Cash Disbursements	Annual Cash Surplus (Deficit)		Cumulative Surplus Cash Balances
				94.50%	8.50%	(See Page 16)	2.00%	5.00%	(See Page 16)					
2005	0	0.000	0.000	0	0	60,000	0	60,000	58,000	0	58,000	2,000	2,000	2005
2006	2,307,240	5.000	5.000	10,902	927	65,000	40	76,869	73,100	0	73,100	3,769	5,769	2006
2007	4,432,712	5.000	5.000	20,945	1,780	50,000	115	72,840	74,255	0	74,255	(1,415)	4,354	2007
2008	5,629,072	5.000	5.000	26,597	2,261	70,000	87	98,945	100,468	0	100,468	(1,523)	2,831	2008
2009	6,602,377	5.000	5.000	31,196	2,652	70,000	57	103,905	101,741	0	101,741	2,164	4,995	2009
2010	9,002,199	50.000	5.000	42,535	3,615	80,000	100	126,250	128,078	0	128,078	(1,828)	3,167	2010
2011	15,753,558	50.000	5.000	74,436	6,327	55,000	63	135,826	134,482	0	134,482	1,344	4,511	2011
2012	23,091,996	50.000	5.000	109,110	9,274	25,000	90	143,474	141,206	0	141,206	2,268	6,779	2012
2013	29,832,964	50.000	5.000	140,961	11,982	0	136	153,079	148,266	5,000	153,266	(187)	6,592	2013
2014	39,034,419	50.000	5.000	184,438	15,677	0	132	200,247	155,679	45,000	200,679	(432)	6,160	2014
2015	46,003,540	50.000	5.000	217,367	18,476	0	123	235,966	163,463	75,000	238,463	(2,497)	3,663	2015
2016	56,296,045	50.000	5.000	265,999	22,610	0	73	288,682	171,636	115,000	286,636	2,046	5,709	2016
2017	65,260,697	50.000	5.000	308,357	26,210	0	114	334,681	180,218	155,000	335,218	(537)	5,172	2017
2018	78,716,680	50.000	5.000	371,936	31,615	0	103	403,654	189,229	215,000	404,229	(575)	4,597	2018
2019	92,941,566	50.000	5.000	439,149	37,328	0	92	476,569	198,690	275,000	473,690	2,879	7,476	2019
2020	104,373,418	50.000	5.000	493,164	41,919	0	150	535,233	208,625	143,408	352,033	183,200	190,676	2020
2021	110,043,165	50.000	5.000	519,954	44,196	0	3,814	567,964	219,056	0	219,056	348,908	539,584	2021
2022	114,412,538	49.000	4.000	432,479	36,761	0	10,792	480,032	230,009	0	230,009	250,023	789,607	2022
2023	114,412,538	49.000	4.000	432,479	36,761	0	15,792	483,032	241,509	0	241,509	243,523	1,033,130	2023
2024	116,700,789	49.000	4.000	441,129	37,496	0	20,663	499,288	253,584	0	253,584	245,704	1,278,834	2024
2025	116,700,789	49.000	4.000	441,129	37,496	0	25,577	504,202	266,263	0	266,263	237,939	1,516,773	2025
2026	119,034,805	49.000	4.000	449,952	38,246	0	30,335	518,533	279,576	0	279,576	238,957	1,755,730	2026
2027	119,034,805	49.000	4.000	449,952	38,246	0	35,115	523,313	293,555	0	293,555	229,758	1,985,488	2027
2028	121,415,501	48.500	3.500	401,582	34,134	0	39,710	475,426	308,233	0	308,233	167,193	2,152,681	2028
2029	121,415,501	48.500	3.500	401,582	34,134	0	43,054	478,770	323,645	0	323,645	155,125	2,307,806	2029
2030	123,843,811	48.500	3.500	409,613	34,817	0	46,156	490,586	339,827	0	339,827	150,759	2,458,565	2030
2031	123,843,811	48.500	3.500	409,613	34,817	0	49,171	493,601	356,818	0	356,818	136,783	2,595,348	2031
2032	126,320,687	48.500	3.500	417,806	35,514	0	51,907	505,227	374,659	0	374,659	130,568	2,725,916	2032
2033	126,320,687	48.000	3.000	358,119	30,440	0	54,518	443,077	393,392	0	393,392	49,685	2,775,601	2033
2034	128,847,101	48.000	3.000	365,282	31,049	0	55,512	451,843	413,062	0	413,062	38,781	2,814,382	2034
2035	128,847,101	48.000	3.000	365,282	31,049	0	56,288	452,619	433,715	0	433,715	18,904	2,833,286	2035
2036	131,424,043	48.000	3.000	372,587	31,670	0	56,666	460,923	455,401	0	455,401	5,522	2,838,808	2036
2037	131,424,043	48.000	3.000	372,587	31,670	0	56,776	461,033	478,171	0	478,171	(17,138)	2,821,670	2037
2038	134,052,524	48.000	3.000	380,039	32,303	0	56,433	468,775	502,080	0	502,080	(33,305)	2,788,365	2038
2039	134,052,524	48.000	3.000	380,039	32,303	0	55,767	468,109	527,184	0	527,184	(59,075)	2,729,290	2039
2040	136,733,575	48.000	3.000	387,640	32,949	0	54,586	475,175	553,543	0	553,543	(78,368)	2,650,922	2040
2041	136,733,575	48.000	3.000	387,640	32,949	0	53,018	473,607	581,220	0	581,220	(107,613)	2,543,309	2041
2042	139,468,246	48.000	3.000	395,392	33,608	0	50,866	479,866	610,281	0	610,281	(130,415)	2,412,894	2042
2043	139,468,246	48.000	3.000	395,392	33,608	0	48,258	477,258	640,795	0	640,795	(163,537)	2,249,357	2043
2044	142,257,611	48.000	3.000	403,300	34,281	0	44,987	482,568	672,835	0	672,835	(190,267)	2,059,090	2044
2045	142,257,611	48.000	3.000	403,300	34,281	0	41,182	478,763	706,477	0	706,477	(227,714)	1,831,376	2045
2046	145,102,763	48.000	3.000	411,366	34,966	0	36,828	482,960	741,801	0	741,801	(258,841)	1,572,535	2046
2047	145,102,763	48.000	3.000	411,366	34,966	0	31,451	477,783	778,891	0	778,891	(301,108)	1,271,427	2047
2048	148,004,819	48.000	3.000	419,594	35,665	0	25,429	480,688	817,836	0	817,836	(337,148)	934,279	2048
2049	148,004,819	48.000	3.000	419,594	35,665	0	18,686	473,945	858,728	0	858,728	(384,783)	549,496	2049
2050	150,964,915	48.000	3.000	427,986	36,379	0	10,990	475,355	901,664	0	901,664	(426,309)	123,187	2050
				15,000,867	1,275,072	475,000	1,181,602	17,932,541	16,780,946	1,028,408	17,809,354	123,187		

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Rep's

EXHIBIT E-2

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS

SUMMARY - DEBT SERVICE FUND

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Collection Year	Total Assessed Value (See Page 13)	Debt Service Fund Mill Levy	Cash Receipts								Cash Disbursements				Cash Balances		Collection Year	
			Net Property Taxes 94.50%	Specific Ownership Taxes 8.50%	Estimated Total Fees Collected (See Page 14)	Developer Advances - Construction Costs (See Page 16)	Annual Developer Contributions	Bond Proceeds Available for Developer Reimbursement (See Pages 17-21)	Bond Proceeds to Reimburse Developer Advances (See Page 16)	Interest Income at 2.00%	Total Cash Receipts	Construction Costs (See Page 15)	Annual Developer Advances - Construction Repayments (See Page 16)	Net Debt Service Payments (See Page 21)	Total Cash Disbursements	Annual Cash Surplus (Deficit)		Cumulative Surplus Cash Balances
2005	0	0.000	0	0	107,500	9,134,605	15,445,000	0	0	0	24,687,105	24,579,605	0	24,579,605	107,500	107,500	2005	
2006	2,307,240	0.000	0	0	222,500	1,937,089	0	0	2,150	2,150	2,161,739	1,937,089	0	1,937,089	224,650	332,150	2006	
2007	4,432,712	0.000	0	0	115,000	1,333,661	0	0	6,643	6,643	1,455,304	1,333,661	0	1,333,661	121,643	453,793	2007	
2008	5,629,072	0.000	0	0	106,192	19,780,918	0	0	9,076	9,076	19,896,186	19,780,918	0	19,780,918	115,268	569,061	2008	
2009	6,602,377	0.000	0	0	391,135	0	0	0	11,381	11,381	402,516	0	0	0	402,516	971,576	2009	
2010	9,002,199	45.000	382,819	32,540	839,368	0	0	26,300,000	(26,300,000)	19,432	1,274,159	0	0	0	1,274,159	2,245,736	2010	
2011	15,753,558	45.000	669,920	56,943	1,041,820	0	0	0	0	44,915	1,813,598	0	0	0	1,813,598	4,059,333	2011	
2012	23,091,996	45.000	981,987	83,469	959,096	6,494,055	0	0	81,187	81,187	8,599,794	6,494,055	0	748,321	7,242,376	5,157,418	2012	
2013	29,832,964	45.000	1,268,647	107,835	1,123,783	6,548,615	0	0	108,335	108,335	9,157,215	6,548,615	0	1,650,000	8,198,615	958,600	6,375,352	2013
2014	39,034,419	45.000	1,659,939	141,095	1,189,187	0	0	0	0	127,507	3,117,728	0	0	2,160,000	2,160,000	957,728	7,333,080	2014
2015	46,003,540	45.000	1,956,301	166,286	1,301,167	1,784,029	0	22,848,000	(22,848,000)	146,662	5,354,445	1,784,029	0	2,156,950	3,940,979	1,413,466	8,746,546	2015
2016	56,296,045	45.000	2,393,989	203,489	1,418,197	1,885,182	0	0	0	174,931	6,075,788	1,885,182	0	3,466,525	5,351,707	724,081	9,470,627	2016
2017	65,260,697	45.000	2,775,211	235,893	1,432,989	0	0	0	0	189,413	4,633,506	0	0	3,465,450	3,465,450	1,168,056	10,638,683	2017
2018	78,716,680	45.000	3,347,427	284,531	1,782,830	0	0	0	0	212,774	5,627,562	0	0	3,842,725	3,842,725	1,784,837	12,423,519	2018
2019	92,941,566	45.000	3,952,340	335,949	1,917,928	5,444,591	35,000	0	0	248,470	11,934,278	5,479,591	0	3,842,450	9,322,041	2,612,237	15,035,756	2019
2020	104,373,418	45.000	4,438,480	377,271	1,583,326	0	0	36,960,000	(36,960,000)	300,715	6,699,792	0	0	3,844,150	3,844,150	2,855,642	17,891,399	2020
2021	110,043,165	45.000	4,679,586	397,765	0	836,714	11,000,000	0	0	357,828	17,271,893	11,836,714	0	5,960,050	17,796,764	(524,871)	17,366,528	2021
2022	114,412,538	45.000	4,865,393	413,558	0	629,590	11,000,000	0	0	347,331	17,255,872	11,629,590	0	5,960,150	17,589,740	(333,868)	17,032,660	2022
2023	114,412,538	45.000	4,865,393	413,558	0	1,976,086	2,010,000	0	0	340,653	9,605,690	3,986,086	0	5,961,675	9,947,761	(342,071)	16,690,589	2023
2024	116,700,789	45.000	4,962,701	421,830	0	0	0	0	0	333,812	5,718,343	0	0	5,964,350	5,964,350	(246,007)	16,444,582	2024
2025	116,700,789	45.000	4,962,701	421,830	0	0	0	0	0	328,892	5,713,423	0	0	5,962,900	5,962,900	(249,477)	16,195,105	2025
2026	119,034,805	45.000	5,061,955	430,266	0	0	0	0	0	323,902	5,816,123	0	0	5,962,325	5,962,325	(146,202)	16,048,903	2026
2027	119,034,805	45.000	5,061,955	430,266	0	0	0	0	0	320,978	5,813,199	0	0	5,962,350	5,962,350	(149,151)	15,899,752	2027
2028	121,415,501	45.000	5,163,194	438,871	0	0	0	0	0	317,995	5,920,060	0	0	5,962,700	5,962,700	(42,640)	15,857,112	2028
2029	121,415,501	45.000	5,163,194	438,871	0	0	0	0	0	317,142	5,919,207	0	0	5,963,100	5,963,100	(43,893)	15,813,219	2029
2030	123,843,811	45.000	5,266,458	447,649	0	0	0	6,432,000	(6,432,000)	316,264	6,030,371	0	41,569	5,963,275	6,004,844	25,527	15,838,746	2030
2031	123,843,811	45.000	5,266,458	447,649	0	0	0	0	0	316,775	6,030,882	0	0	6,331,450	6,331,450	(300,568)	15,538,178	2031
2032	126,320,687	45.000	5,371,787	456,602	0	0	0	0	0	310,764	6,139,153	0	0	6,330,350	6,330,350	(191,197)	15,346,981	2032
2033	126,320,687	45.000	5,371,787	456,602	0	0	0	0	0	306,940	6,135,329	0	0	6,328,200	6,328,200	(192,871)	15,154,110	2033
2034	128,847,101	45.000	5,479,223	465,734	0	0	0	0	0	303,082	6,248,039	0	0	6,329,725	6,329,725	(81,686)	15,072,424	2034
2035	128,847,101	45.000	5,479,223	465,734	0	0	0	0	0	301,448	6,246,405	0	0	6,329,375	6,329,375	(82,970)	14,989,454	2035
2036	131,424,043	45.000	5,588,807	475,049	0	0	0	0	0	299,789	6,363,645	0	0	6,326,875	6,326,875	36,770	15,026,224	2036
2037	131,424,043	45.000	5,588,807	475,049	0	0	0	0	0	300,524	6,364,380	0	0	6,331,950	6,331,950	32,430	15,058,654	2037
2038	134,052,524	45.000	5,700,584	484,550	0	0	0	0	0	301,173	6,486,307	0	0	6,333,775	6,333,775	152,532	15,211,186	2038
2039	134,052,524	45.000	5,700,584	484,550	0	0	0	0	0	304,224	6,489,358	0	0	6,332,075	6,332,075	157,283	15,368,469	2039
2040	136,733,575	45.000	5,814,595	494,241	0	0	0	0	0	307,369	6,616,205	0	0	6,404,075	6,404,075	(212,130)	15,156,339	2040
2041	136,733,575	45.000	5,814,595	494,241	0	0	0	0	0	268,462	6,577,298	0	0	6,404,075	6,404,075	173,223	13,596,322	2041
2042	139,468,246	45.000	5,930,887	504,125	0	0	0	0	0	271,926	6,706,938	0	0	6,398,600	6,398,600	308,338	13,904,660	2042
2043	139,468,246	45.000	5,930,887	504,125	0	0	0	0	0	278,093	6,713,105	0	0	6,397,400	6,397,400	315,705	14,220,365	2043
2044	142,257,611	45.000	6,049,505	514,208	0	0	0	0	0	284,407	6,848,120	0	0	6,399,650	6,399,650	448,470	14,668,835	2044
2045	142,257,611	45.000	6,049,505	514,208	0	0	0	0	0	293,377	6,857,090	0	0	6,404,525	6,404,525	452,565	15,121,400	2045
2046	145,102,763	45.000	6,170,495	524,492	0	0	0	0	0	302,428	6,997,415	0	0	6,401,200	6,401,200	596,215	15,717,615	2046
2047	145,102,763	45.000	6,170,495	524,492	0	0	0	0	0	314,352	7,009,339	0	0	6,404,400	6,404,400	604,939	16,322,554	2047
2048	148,004,819	45.000	6,293,905	534,982	0	0	0	0	0	326,451	7,155,338	0	0	7,433,025	7,433,025	(277,687)	16,044,867	2048
2049	148,004,819	45.000	6,293,905	534,982	0	0	0	0	0	320,897	7,149,784	0	0	7,434,875	7,434,875	(285,091)	15,759,776	2049
2050	150,964,915	45.000	6,419,783	545,682	0	0	0	0	0	315,196	7,280,661	0	0	7,432,475	7,432,475	(151,814)	15,607,962	2050
			190,365,407	16,181,062	15,532,018	57,785,135	39,490,000	92,540,000	(92,540,000)	11,016,065	330,369,687	97,275,135	41,569	217,445,021	314,761,725	15,607,962		

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Rep

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 1 of 10 - Continued on Page 5)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

WEST MOUNTAIN METROPOLITAN DISTRICT - Residential													
Construction Year	Collection Year	Custom Single Family (10,000 s.f. homesites)			Custom Single Family (2 acre homesites)			Custom Single Family (1 acre homesites)			Custom Single Family (1/2 acre homesites)		
		Number of Residences	Est. Market Value per Residence \$600,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$1,600,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$1,000,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$750,000	Annual Value of New Residences
Inflation compounded annually on base price at		2.50%			2.50%			2.50%			2.50%		
2003	2005	0	600,000	0	0	1,600,000	0	0	1,000,000	0	0	750,000	0
2004	2006	0	615,000	0	0	1,640,000	0	0	1,025,000	0	26	768,750	19,987,500
2005	2007	0	630,375	0	0	1,681,000	0	0	1,050,625	0	26	787,969	20,487,194
2006	2008	0	646,134	0	0	1,723,025	0	0	1,076,891	0	0	807,668	0
2007	2009	0	662,287	0	0	1,766,101	0	0	1,103,813	0	0	827,860	0
2008	2010	0	678,844	0	0	1,810,254	0	0	1,131,408	0	0	848,557	0
2009	2011	0	695,815	0	0	1,855,510	0	0	1,159,693	0	0	869,771	0
2010	2012	19	713,210	13,550,990	0	1,901,898	0	0	1,188,685	0	0	891,515	0
2011	2013	19	731,040	13,889,760	0	1,949,445	0	0	1,218,403	0	0	913,803	0
2012	2014	30	749,316	22,479,480	0	1,998,181	0	0	1,248,863	0	0	936,648	0
2013	2015	59	768,049	45,314,891	0	2,048,136	0	0	1,280,085	0	0	960,064	0
2014	2016	59	787,250	46,447,750	0	2,099,339	0	0	1,312,087	0	0	984,066	0
2015	2017	29	806,931	23,400,999	0	2,151,822	0	0	1,344,889	0	0	1,008,668	0
2016	2018	0	827,104	0	0	2,205,618	0	0	1,378,511	0	31	1,033,885	32,050,435
2017	2019	0	847,782	0	0	2,260,758	0	29	1,412,974	40,976,246	31	1,059,732	32,851,692
2018	2020	0	868,977	0	4	2,317,277	9,269,108	29	1,448,298	42,000,642	0	1,086,225	0
2019	2021	0	890,701	0	3	2,375,209	7,125,627	0	1,484,505	0	0	1,113,381	0
2020	2022												
2021	2023												
2022	2024												
2023	2025												
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2046	2048												
2047	2049												
2048	2050												
		215		165,083,870	7		16,394,735	58		82,976,888	114		105,376,821

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 2 of 10 - Continued from Page 4 and on to Page 6)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

WEST MOUNTAIN METROPOLITAN DISTRICT - Residential													
Construction Year	Collection Year	Custom Single Family (Golf Villas)			Custom Duplex Lots			Duplex Cabin Sites			Small Cabin Sites		
		Number of Residences	Est. Market Value per Residence \$625,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$325,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$362,500	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$400,000	Annual Value of New Residences
Inflation compounded annually on base price at		2.50%			2.50%			2.50%			2.50%		
2003	2005												
2004	2006	0	625,000	0	0	325,000	0	0	362,500	0	0	400,000	0
2005	2007	0	640,625	0	17	333,125	5,663,125	0	371,563	0	0	410,000	0
2006	2008	0	656,641	0	16	341,453	5,463,248	0	380,852	0	0	420,250	0
2007	2009	0	673,057	0	0	349,989	0	0	390,373	0	0	430,756	0
2008	2010	0	689,883	0	0	358,739	0	0	400,132	0	0	441,525	0
2009	2011	0	707,130	0	0	367,707	0	0	410,135	0	0	452,563	0
2010	2012	21	724,808	15,220,968	0	376,900	0	0	420,388	0	46	463,877	21,338,342
2011	2013	40	742,928	29,717,120	0	386,323	0	0	430,898	0	46	475,474	21,871,804
2012	2014	18	761,501	13,707,018	0	395,981	0	59	441,670	26,058,530	0	487,361	0
2013	2015	0	780,539	0	0	405,881	0	118	452,712	53,420,016	33	499,545	16,484,985
2014	2016	0	800,052	0	0	416,028	0	59	464,030	27,377,770	58	512,034	29,697,972
2015	2017	0	820,053	0	0	426,429	0	35	475,631	16,647,085	49	524,835	25,716,915
2016	2018	0	840,554	0	0	437,090	0	69	487,522	33,639,018	49	537,956	26,359,844
2017	2019	0	861,568	0	0	448,017	0	69	499,710	34,479,990	72	551,405	39,701,160
2018	2020	0	883,107	0	0	459,217	0	34	512,203	17,414,902	122	565,190	68,953,180
2019	2021	0	905,185	0	0	470,697	0	0	525,008	0	98	579,320	56,773,360
2020	2022	0	927,815	0	0	482,464	0	0	538,133	0	23	593,803	13,657,469
2021	2023												
2022	2024												
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		79		58,645,106	33		11,126,373	443		209,037,311	596		320,555,031

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 3 of 10 - Continued from Page 5 and on to Page 7)
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

		WEST MOUNTAIN METROPOLITAN DISTRICT - Residential									TOTAL		Est. Biennial Revaluation per State Statute at 2.00%	Cumulative Market Value of New Residences	Estimated Residential Assessment Ratio	RESIDENTIAL ASSESSED VALUATION
Construction Year	Collection Year	Townhome Sites			Eight-Plex Unit Sites			Stacked Condo Sites			RESIDENTIAL UNITS					
		Number of Residences	Est. Market Value per Residence \$300,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$250,000	Annual Value of New Residences	Number of Residences	Est. Market Value per Residence \$240,000	Annual Value of New Residences	Annual Number of Residential Units	Annual Value of New Residential Units				
Inflation compounded annually on base price a		2.50%			2.50%			2.50%								
2003	2005														7.96%	
2004	2006	0	300,000	0	0	250,000	0	0	240,000	0	0	0	0	0	7.64%	0
2005	2007	0	307,500	0	0	256,250	0	0	246,000	0	43	25,650,625	25,650,625	7.64%	1,959,708	
2006	2008	47	315,188	14,813,836	0	262,656	0	0	252,150	0	89	40,764,278	66,927,916	7.43%	4,972,744	
2007	2009	46	323,068	14,861,128	0	269,222	0	0	258,454	0	46	14,861,128	81,789,044	7.43%	6,076,926	
2008	2010	0	331,145	0	0	275,953	0	21	264,915	5,563,215	21	5,563,215	88,988,040	7.13%	6,344,847	
2009	2011	0	339,424	0	36	282,852	10,182,672	28	271,538	7,603,064	64	17,785,736	106,773,776	7.13%	7,612,970	
2010	2012	0	347,910	0	72	289,923	20,874,456	30	278,326	8,349,780	169	65,783,546	174,692,798	7.13%	12,455,596	
2011	2013	0	356,608	0	68	297,171	20,207,628	42	285,284	11,981,928	215	97,329,470	272,022,268	7.13%	19,395,188	
2012	2014	0	365,523	0	32	304,600	9,747,200	36	292,416	10,526,976	164	73,929,484	351,392,197	7.13%	25,054,264	
2013	2015	0	374,661	0	0	312,215	0	24	299,726	7,193,424	205	99,577,905	450,970,102	7.13%	32,154,168	
2014	2016	0	384,028	0	0	320,020	0	27	307,219	8,294,913	203	110,685,546	570,675,050	7.13%	40,689,131	
2015	2017	0	393,629	0	0	328,021	0	59	314,899	18,579,041	202	107,390,791	678,065,841	7.13%	48,346,094	
2016	2018	0	403,470	0	0	336,222	0	56	322,771	18,075,176	203	101,475,037	793,102,195	7.13%	56,548,187	
2017	2019	0	413,557	0	0	344,628	0	46	330,840	5,293,440	188	111,525,025	904,627,220	7.13%	64,499,921	
2018	2020	0	423,896	0	0	353,244	0	63	339,111	21,363,993	279	181,560,013	1,104,279,777	7.13%	78,735,148	
2019	2021	0	434,493	0	0	362,075	0	126	347,589	43,796,214	257	151,839,324	1,256,119,101	7.13%	89,561,292	
2020	2022	0	445,355	0	0	371,127	0	63	356,279	22,445,577	89	43,228,673	1,324,470,156	7.13%	94,434,722	
2021	2023												1,324,470,156	7.13%	94,434,722	
2022	2024												26,489,403	7.13%	96,323,417	
2023	2025												1,350,959,559	7.13%	96,323,417	
2024	2026												27,019,191	7.13%	98,249,885	
2025	2027												1,377,978,750	7.13%	98,249,885	
2026	2028												27,559,575	7.13%	100,214,883	
2027	2029												1,405,538,325	7.13%	100,214,883	
2028	2030												28,110,767	7.13%	102,219,180	
2029	2031												1,433,649,092	7.13%	102,219,180	
2030	2032												28,672,982	7.13%	104,263,564	
2031	2033												1,462,322,074	7.13%	104,263,564	
2032	2034												29,246,441	7.13%	106,348,835	
2033	2035												1,491,568,515	7.13%	106,348,835	
2034	2036												29,831,370	7.13%	108,475,812	
2035	2037												1,521,399,885	7.13%	108,475,812	
2036	2038												30,427,998	7.13%	110,645,328	
2037	2039												1,551,827,883	7.13%	110,645,328	
2038	2040												31,036,558	7.13%	112,858,235	
2039	2041												1,582,864,441	7.13%	112,858,235	
2040	2042												31,657,289	7.13%	115,115,399	
2041	2043												1,614,521,730	7.13%	115,115,399	
2042	2044												32,290,435	7.13%	117,417,707	
2043	2045												1,646,812,165	7.13%	117,417,707	
2044	2046												32,936,243	7.13%	119,766,061	
2045	2047												1,679,748,408	7.13%	119,766,061	
2046	2048												33,594,968	7.13%	122,161,383	
2047	2049												1,713,343,376	7.13%	122,161,383	
2048	2050												34,266,868	7.13%	124,604,610	
		93		29,674,964	208		61,011,956	591		189,066,741	2,437	1,248,949,796	498,660,448			

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 4 of 10 - Continued from Page 6 and on to Page 8)
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

WEST MEADOW METROPOLITAN DISTRICT - Commercial (Note 1)										
Construction Year	Collection Year	Lodging Unit Sites			Recreational/Conference Sites			Commercial Sites		
		Number of Commercial Units	Est. Market Value per Unit \$40,000	Annual Value of New Commercial	Commercial Square Footage	Est. Market Value per Square Foot \$80	Annual Value of New Commercial	Commercial Square Footage	Est. Market Value per Square Foot \$80	Annual Value of New Commercial
Inflation compounded annually on base price at			2.50%			2.50%			2.50%	
2003	2005									
2004	2006	0	40,000	0	0	80	0	0	80	0
2005	2007	0	41,000	0	0	82	0	0	82	0
2006	2008	0	42,025	0	0	84	0	0	84	0
2007	2009	0	43,076	0	0	86	0	0	86	0
2008	2010	0	44,153	0	0	88	0	16,625	88	1,463,000
2009	2011	30	45,257	1,357,710	0	90	0	56,125	90	5,051,250
2010	2012	30	46,388	1,391,640	10,000	92	920,000	51,500	92	4,738,000
2011	2013	0	47,548	0	10,000	94	940,000	21,450	94	2,016,300
2012	2014	25	48,737	1,218,425	0	96	0	16,100	96	1,545,600
2013	2015	25	49,955	1,248,875	0	98	0	20,400	98	1,999,200
2014	2016	0	51,204	0	0	100	0	23,250	100	2,325,000
2015	2017	0	52,484	0	0	103	0	37,100	103	3,821,300
2016	2018	75	53,796	4,034,700	0	106	0	38,100	106	4,038,600
2017	2019	125	55,141	6,892,625	0	109	0	18,900	109	2,060,100
2018	2020	50	56,520	2,826,000	0	112	0	39,225	112	4,393,200
2019	2021	0	57,933	0	0	115	0	61,650	115	7,089,750
2020	2022	0	59,381	0	0	118	0	30,825	118	3,637,350
2021	2023									
2022	2024									
2023	2025									
2024	2026									
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2044	2046									
2045	2047									
2046	2048									
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2048	2050									
		360		18,969,975	20,000		1,860,000	431,250		44,178,650

Note 1: According to the Grand County assessor, the commercial values appear to be conservative.

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 5 of 10 - Continued from Page 7 and on to Page 9)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

Construction Year	Collection Year	COMMERCIAL TOTALS			Est. Biennial Revaluation per State Statute at 2.00%	Cumulative Market Value of New Commercial	Estimated Commercial Assessment Ratio	COMMERCIAL ASSESSED VALUATION
		Annual Number of Lodging Units	Annual Square Footage of Commercial	Annual Value of New Commercial				
2003	2005						29.00%	
2004	2006	0	0	0	0	0	29.00%	0
2005	2007	0	0	0	0	0	29.00%	0
2006	2008	0	0	0	0	0	29.00%	0
2007	2009	0	0	0	0	0	29.00%	0
2008	2010	0	16,625	1,463,000	0	1,463,000	29.00%	424,270
2009	2011	30	56,125	6,408,960		7,871,960	29.00%	2,282,868
2010	2012	30	61,500	7,049,640	157,439	15,079,039	29.00%	4,372,921
2011	2013	0	31,450	2,956,300		18,035,339	29.00%	5,230,248
2012	2014	25	16,100	2,764,025	360,707	21,160,071	29.00%	6,136,421
2013	2015	25	20,400	3,248,075		24,408,146	29.00%	7,078,362
2014	2016	0	23,250	2,325,000	488,163	27,221,309	29.00%	7,894,180
2015	2017	0	37,100	3,821,300		31,042,609	29.00%	9,002,357
2016	2018	75	38,100	8,073,300	620,852	39,736,761	29.00%	11,523,661
2017	2019	125	18,900	8,952,725		48,689,486	29.00%	14,119,951
2018	2020	50	39,225	7,219,200	973,790	56,882,476	29.00%	16,495,918
2019	2021	0	61,650	7,089,750		63,972,226	29.00%	18,551,946
2020	2022	0	30,825	3,637,350	1,279,445	68,889,021	29.00%	19,977,816
2021	2023	0	0	0		68,889,021	29.00%	19,977,816
2022	2024	0	0	0	1,377,780	70,266,801	29.00%	20,377,372
2023	2025	0	0	0		70,266,801	29.00%	20,377,372
2024	2026	0	0	0	1,405,336	71,672,137	29.00%	20,784,920
2025	2027	0	0	0		71,672,137	29.00%	20,784,920
2026	2028	0	0	0	1,433,443	73,105,580	29.00%	21,200,618
2027	2029	0	0	0		73,105,580	29.00%	21,200,618
2028	2030	0	0	0	1,462,112	74,567,692	29.00%	21,624,631
2029	2031	0	0	0		74,567,692	29.00%	21,624,631
2030	2032	0	0	0	1,491,354	76,059,046	29.00%	22,057,123
2031	2033	0	0	0		76,059,046	29.00%	22,057,123
2032	2034	0	0	0	1,521,181	77,580,227	29.00%	22,498,266
2033	2035	0	0	0		77,580,227	29.00%	22,498,266
2034	2036	0	0	0	1,551,605	79,131,832	29.00%	22,948,231
2035	2037	0	0	0		79,131,832	29.00%	22,948,231
2036	2038	0	0	0	1,582,637	80,714,469	29.00%	23,407,196
2037	2039	0	0	0		80,714,469	29.00%	23,407,196
2038	2040	0	0	0	1,614,289	82,328,758	29.00%	23,875,340
2039	2041	0	0	0		82,328,758	29.00%	23,875,340
2040	2042	0	0	0	1,646,575	83,975,333	29.00%	24,352,847
2041	2043	0	0	0		83,975,333	29.00%	24,352,847
2042	2044	0	0	0	1,679,507	85,654,840	29.00%	24,839,904
2043	2045	0	0	0		85,654,840	29.00%	24,839,904
2044	2046	0	0	0	1,713,097	87,367,937	29.00%	25,336,702
2045	2047	0	0	0		87,367,937	29.00%	25,336,702
2046	2048	0	0	0	1,747,359	89,115,296	29.00%	25,843,436
2047	2049	0	0	0		89,115,296	29.00%	25,843,436
2048	2050	0	0	0	1,782,306	90,897,602	29.00%	26,360,305
		360	451,250	65,008,625	25,888,977			

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 6 of 10 - Continued from Page 8 and on to Page 10)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

WEST MOUNTAIN METROPOLITAN DISTRICT - Undeveloped Residential Land													
Construction Year	Collection Year	Custom Single Family (10,000 s.f. homesites)			Custom Single Family (2 acre homesites)			Custom Single Family (1 acre homesites)			Custom Single Family (1/2 acre homesites)		
		Platted & Finished Lots \$120,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$400,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$250,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$150,000 80.00%	Less: Lots Used	Total Annual Actual Value
Inflation compounded annually		2.50%			2.50%			2.50%			2.50%		
2003	2005												
2004	2006	0	0	0	0	0	0	0	0	0	0	0	0
2005	2007	0	0	0	0	0	0	0	0	0	0	0	0
2006	2008	0	0	0	0	0	0	0	0	0	0	0	0
2007	2009	0	0	0	0	0	0	0	0	0	0	0	0
2008	2010	0	0	0	0	0	0	0	0	0	0	0	0
2009	2011	0	0	0	0	0	0	0	0	0	0	0	0
2010	2012	4,230,578	0	4,230,578	0	0	0	0	0	0	0	0	0
2011	2013	0	(2,115,289)	(2,115,289)	0	0	0	0	0	0	0	0	0
2012	2014	6,901,053	(2,115,289)	4,785,764	0	0	0	0	0	0	0	0	0
2013	2015	7,073,569	(3,509,010)	3,564,559	0	0	0	0	0	0	0	0	0
2014	2016	7,250,392	(6,988,773)	261,619	0	0	0	0	0	0	0	0	0
2015	2017	0	(7,163,479)	(7,163,479)	0	0	0	0	0	0	0	0	0
2016	2018	0	(3,563,752)	(3,563,752)	0	0	0	0	0	0	0	0	0
2017	2019	0	0	0	0	0	15,990,542	0	15,990,542	0	(5,002,966)	(5,002,966)	0
2018	2020	0	0	0	3,165,071	0	3,165,071	0	(7,995,271)	(7,995,271)	0	(5,002,966)	(5,002,966)
2019	2021	0	0	0	0	(1,808,612)	(1,808,612)	(7,995,271)	(7,995,271)	0	0	0	0
2020	2022	0	0	0	0	(1,356,459)	(1,356,459)	0	0	0	0	0	0
2021	2023												
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		25,455,592	(25,455,592)	0	3,165,071	(3,165,071)	0	15,990,542	(15,990,542)	0	16,245,932	(16,245,932)	0

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 7 of 10 - Continued from Page 9 and on to Page 11)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

		WEST MOUNTAIN METROPOLITAN DISTRICT - Undeveloped Residential Land											
Construction Year	Collection Year	Custom Single Family (Golf Villas)			Custom Duplex Lots			Duplex Cabin Sites			Small Cabin Sites		
		Platted & Finished Lots \$125,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$65,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$72,500 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$80,000 80.00%	Less: Lots Used	Total Annual Actual Value
Inflation compounded annually		2.50%			2.50%			2.50%			2.50%		
2003	2005			0	1,716,000	0	1,716,000	0	0	0	0	0	0
2004	2006	0	0	0	0	(884,000)	(884,000)	0	0	0	0	0	0
2005	2007	0	0	0	0	(832,000)	(832,000)	0	0	0	0	0	0
2006	2008	0	0	0	0	0	0	0	0	0	0	0	0
2007	2009	0	0	0	0	0	0	0	0	0	0	0	0
2008	2010	0	0	0	0	0	0	0	0	0	0	0	0
2009	2011	4,751,964	0	4,751,964	0	0	0	0	0	0	6,661,720	0	6,661,720
2010	2012	4,290,927	(2,375,982)	1,914,945	0	0	0	0	0	0	0	(3,330,860)	(3,330,860)
2011	2013	0	(4,579,431)	(4,579,431)	0	0	0	8,135,392	0	8,135,392	0	(3,330,860)	(3,330,860)
2012	2014	0	(2,087,478)	(2,087,478)	0	0	0	8,338,824	(4,067,696)	4,271,128	5,146,548	0	5,146,548
2013	2015	0	0	0	0	0	0	0	(8,237,108)	(8,237,108)	3,916,423	(2,573,274)	1,343,149
2014	2016	0	0	0	0	0	0	5,122,974	(4,169,412)	953,562	4,014,325	(4,571,449)	(557,124)
2015	2017	0	0	0	0	0	0	5,251,038	(2,598,610)	2,652,428	4,114,677	(3,966,373)	148,304
2016	2018	0	0	0	0	0	0	5,382,345	(5,187,934)	194,411	8,262,912	(4,065,525)	4,197,387
2017	2019	0	0	0	0	0	0	0	(5,317,643)	(5,317,643)	13,057,152	(6,146,808)	6,910,344
2018	2020	0	0	0	0	0	0	0	(2,652,170)	(2,652,170)	4,250,210	(10,660,032)	(6,409,822)
2019	2021	0	0	0	0	0	0	0	0	0	0	(8,698,896)	(8,698,896)
2020	2022	0	0	0	0	0	0	0	0	0	0	(2,079,890)	(2,079,890)
2021	2023												
2022	2024												
2023	2025												
2024	2026												
2025	2027												
2026	2028												
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2043	2045												
2044	2046												
2045	2047												
2046	2048												
2047	2049												
2048	2050												
		9,042,891	(9,042,891)	0	1,716,000	(1,716,000)	0	32,230,573	(32,230,573)	0	49,423,967	(49,423,967)	0

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 8 of 10 - Continued from Page 10 and on to Page 12)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

		WEST MOUNTAIN METROPOLITAN DISTRICT - Undeveloped Residential Land								
Construction Year	Collection Year	Townhome Sites			Eight-Plex Unit Sites			Stacked Condo Sites		
		Platted & Finished Lots \$60,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$50,000 80.00%	Less: Lots Used	Total Annual Actual Value	Platted & Finished Lots \$40,000 80.00%	Less: Lots Used	Total Annual Actual Value
Inflation compounded annually		2.50%			2.50%			2.50%		
2003	2005									
2004	2006	0	0	0	0	0	0	0	0	0
2005	2007	4,575,600	0	4,575,600	0	0	0	0	0	0
2006	2008	0	(2,312,400)	(2,312,400)	0	0	0	0	0	0
2007	2009	0	(2,263,200)	(2,263,200)	0	0	0	0	0	0
2008	2010	0	0	0	3,179,016	0	3,179,016	1,412,901	0	1,412,901
2009	2011	0	0	0	3,258,504	(1,589,508)	1,668,996	565,168	(723,681)	(158,513)
2010	2012	0	0	0	2,968,832	(3,218,760)	(249,928)	1,593,064	(971,804)	621,260
2011	2013	0	0	0	0	(3,113,668)	(3,113,668)	1,484,440	(1,079,116)	405,324
2012	2014	0	0	0	0	(1,484,416)	(1,484,416)	1,217,248	(1,538,752)	(321,504)
2013	2015	0	0	0	0	0	0	623,840	(1,350,844)	(727,004)
2014	2016	0	0	0	0	0	0	1,518,670	(920,544)	598,126
2015	2017	0	0	0	0	0	0	3,277,120	(1,071,255)	2,205,865
2016	2018	0	0	0	0	0	0	1,343,616	(2,397,895)	(1,054,279)
2017	2019	0	0	0	0	0	0	0	(2,310,368)	(2,310,368)
2018	2020	0	0	0	0	0	0	5,558,364	(671,808)	4,886,556
2019	2021	0	0	0	0	0	0	5,697,342	(2,779,182)	2,918,160
2020	2022	0	0	0	0	0	0	0	(5,627,853)	(5,627,853)
2021	2023	0	0	0	0	0	0	0	(2,848,671)	(2,848,671)
2022	2024									
2023	2025									
2024	2026									
2025	2027									
2026	2028									
2027	2029									
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2045	2047									
2046	2048									
2047	2049									
2048	2050									
		4,575,600	(4,575,600)	0	9,406,352	(9,406,352)	0	24,291,773	(24,291,773)	0

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 9 of 10 - Continued from Page 11 and on to Page 13)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

WEST MEADOW METROPOLITAN DISTRICT - Undeveloped Commercial Land														
Construction Year	Collection Year	Lodging Unit Sites			Recreational/Conference Sites			Commercial Sites			Annual Market Value of Undeveloped Land	Cumulative Market Value of Undeveloped Land	Estimated Land Assessment Ratio	LAND ASSESSED VALUATION
		Platted & Finished Units \$40,000 80.00%	Less: Units Used	Total Annual Actual Value	Platted & Finished s.f. \$15 80.00%	Less: Square Feet Used	Total Annual Actual Value	Platted & Finished s.f. \$15 80.00%	Less: Square Feet Used	Total Annual Actual Value				
Inflation compounded annually		2.50%			2.50%			2.50%						
2003	2005												29.00%	
2004	2006	0	0	0	0	0	0	0	0	7,956,000	7,956,000		29.00%	2,307,240
2005	2007	0	0	0	0	0	0	0	0	571,600	8,527,600		29.00%	2,473,004
2006	2008	0	0	0	0	0	0	0	0	(6,264,400)	2,263,200		29.00%	656,328
2007	2009	0	0	0	0	0	0	399,000	0	399,000	(451,299)	1,811,901	29.00%	525,451
2008	2010	2,119,380	0	2,119,380	0	0	948,000	(199,500)	748,500	5,888,383	7,700,284		29.00%	2,233,082
2009	2011	0	(1,059,690)	(1,059,690)	240,000	0	240,000	288,000	(673,500)	(385,500)	12,498,750	20,199,034	29.00%	5,857,720
2010	2012	0	(1,059,690)	(1,059,690)	0	(120,000)	(120,000)	226,800	(618,000)	(391,200)	1,399,169	21,598,203	29.00%	6,263,479
2011	2013	1,901,950	0	1,901,950	0	(120,000)	(120,000)	159,600	(257,400)	(97,800)	(3,641,210)	17,956,993	29.00%	5,207,528
2012	2014	0	(950,975)	(950,975)	0	0	0	330,000	(193,200)	136,800	9,090,367	27,047,360	29.00%	7,843,734
2013	2015	0	(950,975)	(950,975)	0	0	0	228,000	(244,800)	(16,800)	(3,699,049)	23,348,311	29.00%	6,771,010
2014	2016	0	0	0	0	0	0	662,400	(279,000)	383,400	3,247,322	26,595,633	29.00%	7,712,734
2015	2017	6,298,200	0	6,298,200	0	0	0	252,000	(445,200)	(193,200)	687,974	27,283,607	29.00%	7,912,246
2016	2018	4,303,800	(3,149,100)	1,154,700	0	0	0	201,600	(457,200)	(255,600)	9,422,710	36,706,317	29.00%	10,644,832
2017	2019	0	(5,301,000)	(5,301,000)	0	0	0	739,800	(226,800)	513,000	12,678,833	49,385,150	29.00%	14,321,694
2018	2020	0	(2,151,900)	(2,151,900)	0	0	0	739,800	(470,700)	269,100	(17,859,798)	31,525,352	29.00%	9,142,352
2019	2021		0	0	0	0	0	0	(739,800)	(739,800)	(24,870,432)	6,654,920	29.00%	1,929,927
2020	2022		0	0	0	0	0	0	(369,900)	(369,900)	(6,654,920)	0	29.00%	0
2021	2023												29.00%	0
2022	2024												29.00%	0
2023	2025												29.00%	0
2024	2026												29.00%	0
2025	2027												29.00%	0
2026	2028												29.00%	0
2027	2029												29.00%	0
2028	2030												29.00%	0
2029	2031												29.00%	0
2030	2032												29.00%	0
2031	2033												29.00%	0
2032	2034												29.00%	0
2033	2035												29.00%	0
2034	2036												29.00%	0
2035	2037												29.00%	0
2036	2038												29.00%	0
2037	2039												29.00%	0
2038	2040												29.00%	0
2039	2041												29.00%	0
2040	2042												29.00%	0
2041	2043												29.00%	0
2042	2044												29.00%	0
2043	2045												29.00%	0
2044	2046												29.00%	0
2045	2047												29.00%	0
2046	2048												29.00%	0
2047	2049												29.00%	0
2048	2050												29.00%	0
		14,623,330	(14,623,330)	0	240,000	(240,000)	0	5,175,000	(5,175,000)	0	0			

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED ASSESSED VALUATION

(Page 10 of 10 - Continued from Page 12)

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2051

Construction Year	Collection Year	RESIDENTIAL ASSESSED VALUATION (See Page 7)	COMMERCIAL ASSESSED VALUATION (See Page 9)	LAND ASSESSED VALUATION (See Page 13)	TOTAL ASSESSED VALUATION	Collection Year
2003	2005					2005
2004	2006	0	0	2,307,240	2,307,240	2006
2005	2007	1,959,708	0	2,473,004	4,432,712	2007
2006	2008	4,972,744	0	656,328	5,629,072	2008
2007	2009	6,076,926	0	525,451	6,602,377	2009
2008	2010	6,344,847	424,270	2,233,082	9,002,199	2010
2009	2011	7,612,970	2,282,868	5,857,720	15,753,558	2011
2010	2012	12,455,596	4,372,921	6,263,479	23,091,996	2012
2011	2013	19,395,188	5,230,248	5,207,528	29,832,964	2013
2012	2014	25,054,264	6,136,421	7,843,734	39,034,419	2014
2013	2015	32,154,168	7,078,362	6,771,010	46,003,540	2015
2014	2016	40,689,131	7,894,180	7,712,734	56,296,045	2016
2015	2017	48,346,094	9,002,357	7,912,246	65,260,697	2017
2016	2018	56,548,187	11,523,661	10,644,832	78,716,680	2018
2017	2019	64,499,921	14,119,951	14,321,694	92,941,566	2019
2018	2020	78,735,148	16,495,918	9,142,352	104,373,418	2020
2019	2021	89,561,292	18,551,946	1,929,927	110,043,165	2021
2020	2022	94,434,722	19,977,816	0	114,412,538	2022
2021	2023	94,434,722	19,977,816	0	114,412,538	2023
2022	2024	96,323,417	20,377,372	0	116,700,789	2024
2023	2025	96,323,417	20,377,372	0	116,700,789	2025
2024	2026	98,249,885	20,784,920	0	119,034,805	2026
2025	2027	98,249,885	20,784,920	0	119,034,805	2027
2026	2028	100,214,883	21,200,618	0	121,415,501	2028
2027	2029	100,214,883	21,200,618	0	121,415,501	2029
2028	2030	102,219,180	21,624,631	0	123,843,811	2030
2029	2031	102,219,180	21,624,631	0	123,843,811	2031
2030	2032	104,263,564	22,057,123	0	126,320,687	2032
2031	2033	104,263,564	22,057,123	0	126,320,687	2033
2032	2034	106,348,835	22,498,266	0	128,847,101	2034
2033	2035	106,348,835	22,498,266	0	128,847,101	2035
2034	2036	108,475,812	22,948,231	0	131,424,043	2036
2035	2037	108,475,812	22,948,231	0	131,424,043	2037
2036	2038	110,645,328	23,407,196	0	134,052,524	2038
2037	2039	110,645,328	23,407,196	0	134,052,524	2039
2038	2040	112,858,235	23,875,340	0	136,733,575	2040
2039	2041	112,858,235	23,875,340	0	136,733,575	2041
2040	2042	115,115,399	24,352,847	0	139,468,246	2042
2041	2043	115,115,399	24,352,847	0	139,468,246	2043
2042	2044	117,417,707	24,839,904	0	142,257,611	2044
2043	2045	117,417,707	24,839,904	0	142,257,611	2045
2044	2046	119,766,061	25,336,702	0	145,102,763	2046
2045	2047	119,766,061	25,336,702	0	145,102,763	2047
2046	2048	122,161,383	25,843,436	0	148,004,819	2048
2047	2049	122,161,383	25,843,436	0	148,004,819	2049
2048	2050	124,604,610	26,360,305	0	150,964,915	2050

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS

(IN THE FORMATION STAGE OF DEVELOPMENT)

**FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF ESTIMATED FEES**

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Collection Year	CAPITAL INVESTMENT FEES						PUBLIC IMPROVEMENT FEES (PIF)			TOTAL FEES COLLECTED	Collection Year
	Annual Number of New Residential Units	Annual Residential Fees at Time of Completion at \$2,500	Annual Sq. Footage of Commercial Building	Annual Acreage of Commercial Building	Annual Commercial Acreage Fees at Time of Completion at \$10,000	Total Capital Investment Fees	Retail Commercial Building Square Footage at 80.00%	Cumulative Retail Sales at \$250 per s.f.	Public Improvement Fee at 1.50%		
2005	43	107,500	0	0.00	0	107,500	0	0	0	107,500	2005
2006	89	222,500	0	0.00	0	222,500	0	0	0	222,500	2006
2007	46	115,000	0	0.00	0	115,000	0	0	0	115,000	2007
2008	21	52,500	16,625	0.38	3,817	56,317	13,300	3,325,000	49,875	106,192	2008
2009	64	160,000	56,125	1.29	12,885	172,885	44,900	14,550,000	218,250	391,135	2009
2010	169	422,500	61,500	1.41	14,118	436,618	49,200	26,850,000	402,750	839,368	2010
2011	215	537,500	31,450	0.72	7,220	544,720	25,160	33,140,000	497,100	1,041,820	2011
2012	164	410,000	16,100	0.37	3,696	413,696	12,880	36,360,000	545,400	959,096	2012
2013	205	512,500	20,400	0.47	4,683	517,183	16,320	40,440,000	606,600	1,123,783	2013
2014	203	507,500	23,250	0.53	5,337	512,837	18,600	45,090,000	676,350	1,189,187	2014
2015	202	505,000	37,100	0.85	8,517	513,517	29,680	52,510,000	787,650	1,301,167	2015
2016	203	507,500	38,100	0.87	8,747	516,247	30,480	60,130,000	901,950	1,418,197	2016
2017	188	470,000	18,900	0.43	4,339	474,339	15,120	63,910,000	958,650	1,432,989	2017
2018	279	697,500	39,225	0.90	9,005	706,505	31,380	71,755,000	1,076,325	1,782,830	2018
2019	257	642,500	61,650	1.42	14,153	656,653	49,320	84,085,000	1,261,275	1,917,928	2019
2020	89	222,500	30,825	0.71	7,076	229,576	24,660	90,250,000	1,353,750	1,583,326	2020
	2,437	6,092,500	451,250	10.36	103,593	6,196,093	361,000	622,395,000	9,335,925	15,532,018	

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

**CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW
METROPOLITAN DISTRICTS**
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS

SCHEDULE OF CONSTRUCTION COSTS

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Collection Year	Sanitation	Streets and Drainage	Water	Total Construction Costs	Collection Year
Inflation compounded annually	0.00%	0.00%	0.00%		
2005	2,201,926	10,288,841	12,088,838	24,579,605	2005
2006	178,124	1,598,652	160,313	1,937,089	2006
2007	553,517	578,994	201,150	1,333,661	2007
2008	1,550,269	9,556,104	8,674,545	19,780,918	2008
2009	0	0	0	0	2009
2010	0	0	0	0	2010
2011	0	0	0	0	2011
2012	0	6,494,055	0	6,494,055	2012
2013	1,731,536	3,902,454	914,625	6,548,615	2013
2014	0	0	0	0	2014
2015	420,000	986,029	378,000	1,784,029	2015
2016	518,038	985,769	381,375	1,885,182	2016
2017	0	0	0	0	2017
2018	0	0	0	0	2018
2019	1,108,682	4,060,410	310,499	5,479,591	2019
2020	0	0	0	0	2020
2021	1,257,617	1,986,092	8,593,005	11,836,714	2021
2022	1,461,356	9,604,609	563,625	11,629,590	2022
2023	942,058	1,508,028	1,536,000	3,986,086	2023
2024	0	0	0	0	2024
2025	0	0	0	0	2025
2026	0	0	0	0	2026
2027	0	0	0	0	2027
2028	0	0	0	0	2028
2029	0	0	0	0	2029
2030	0	0	0	0	2030
2031	0	0	0	0	2031
2032	0	0	0	0	2032
2033	0	0	0	0	2033
2034	0	0	0	0	2034
	11,923,123	51,550,037	33,801,975	97,275,135	

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
GENERAL AND DEBT SERVICE FUNDS ONLY

SCHEDULE OF DEVELOPER ADVANCES

AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Year	TOTAL DEVELOPER ADVANCES - GENERAL FUND				TOTAL DEVELOPER ADVANCES - DEBT SERVICE FUND					Year
	Annual Developer Advances - Administrative Costs (See Page 2)	Interest Accrued on Outstanding Advances at 8.00% (See Note B)	Annual Developer Advance Repayments - From Surplus Cash	Cumulative Outstanding Developer Advances	Annual Developer Advances - Construction Costs (See Page 3)	Interest Accrued on Outstanding Advances at 8.00% (See Note B)	Annual Developer Advance Repayments - From Bond Proceeds	Annual Developer Advance Repayments - From Surplus Cash	Cumulative Outstanding Developer Advances	
2004	0	0	0	0	0	0	0	0	0	2004
2005	60,000	2,400	0	62,400	9,134,605	365,384	0	0	9,499,989	2005
2006	65,000	7,592	0	134,992	1,937,089	837,483	0	0	12,274,561	2006
2007	50,000	12,799	0	197,791	1,333,661	1,035,311	0	0	14,643,533	2007
2008	70,000	18,623	0	286,414	19,780,918	1,962,719	0	0	36,387,170	2008
2009	70,000	25,713	0	382,127	0	2,910,974	0	0	39,298,144	2009
2010	80,000	33,770	0	495,897	0	3,143,852	(26,300,000)	0	16,141,996	2010
2011	55,000	41,872	0	592,769	0	1,291,360	0	0	17,433,356	2011
2012	25,000	48,422	0	666,191	6,494,055	1,654,431	0	0	25,581,842	2012
2013	0	53,295	(5,000)	714,486	6,548,615	2,308,492	0	0	34,438,949	2013
2014	0	57,159	(45,000)	726,645	0	2,755,116	0	0	37,194,065	2014
2015	0	58,132	(75,000)	709,777	1,784,029	3,046,886	(22,848,000)	0	19,176,980	2015
2016	0	56,782	(115,000)	651,559	1,885,182	1,609,566	0	0	22,671,728	2016
2017	0	52,125	(155,000)	548,684	0	1,813,738	0	0	24,485,466	2017
2018	0	43,895	(215,000)	377,579	0	1,958,837	0	0	26,444,303	2018
2019	0	30,206	(275,000)	132,785	5,444,591	2,333,328	0	0	34,222,222	2019
2020	0	10,623	(143,408)	0	0	2,737,778	(36,960,000)	0	0	2020
2021	0	0	0	0	836,714	33,469	0	0	870,183	2021
2022	0	0	0	0	629,590	94,798	0	0	1,594,571	2022
2023	0	0	0	0	1,976,086	206,609	0	0	3,777,266	2023
2024	0	0	0	0	0	302,181	0	0	4,079,447	2024
2025	0	0	0	0	0	326,356	0	0	4,405,803	2025
2026	0	0	0	0	0	352,464	0	0	4,758,267	2026
2027	0	0	0	0	0	380,661	0	0	5,138,928	2027
2028	0	0	0	0	0	411,114	0	0	5,550,042	2028
2029	0	0	0	0	0	444,003	0	0	5,994,045	2029
2030	0	0	0	0	0	479,524	(6,432,000)	(41,569)	0	2030
2031	0	0	0	0	0	0	0	0	0	2031
2032	0	0	0	0	0	0	0	0	0	2032
2033	0	0	0	0	0	0	0	0	0	2033
2034	0	0	0	0	0	0	0	0	0	2034
2035	0	0	0	0	0	0	0	0	0	2035
2036	0	0	0	0	0	0	0	0	0	2036
2037	0	0	0	0	0	0	0	0	0	2037
2038	0	0	0	0	0	0	0	0	0	2038
2039	0	0	0	0	0	0	0	0	0	2039
2040	0	0	0	0	0	0	0	0	0	2040
2041	0	0	0	0	0	0	0	0	0	2041
2042	0	0	0	0	0	0	0	0	0	2042
2043	0	0	0	0	0	0	0	0	0	2043
2044	0	0	0	0	0	0	0	0	0	2044
2045	0	0	0	0	0	0	0	0	0	2045
2046	0	0	0	0	0	0	0	0	0	2046
2047	0	0	0	0	0	0	0	0	0	2047
2048	0	0	0	0	0	0	0	0	0	2048
2049	0	0	0	0	0	0	0	0	0	2049
2050	0	0	0	0	0	0	0	0	0	2050
	475,000	553,408	(1,028,408)		57,785,135	34,796,434	(92,540,000)	(41,569)		

Note B: Interest is calculated on the prior year ending balance of cumulative outstanding Developer advances plus one-half of the current year Developer advances at 8.00% and accrued as of the last day of the year.
This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE of ESTIMATED BOND DEBT SERVICE REQUIREMENTS
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Series 2010 Bond Issue		\$30,000,000					
Dated:		December 1, 2010					
Issued:		December 1, 2010					
Interest Rate:		5.500%					
Principal payments:		Due on December 1					
Year	Principal	Coupon	Interest	Total 2007 Bonds Debt Service Payments	Reduce Debt Service By Capitalized Interest	Net 2010 Bonds Debt Service Payments	Year
2007				0	0	0	2007
2008				0	0	0	2008
2009	0	5.500%	0	0	0	0	2009
2010	0	5.500%	0	0	0	0	2010
2011	0	5.500%	1,650,000	1,650,000	(1,650,000)	0	2011
2012	0	5.500%	1,650,000	1,650,000	(901,679)	748,321	2012
2013	0	5.500%	1,650,000	1,650,000	0	1,650,000	2013
2014	510,000	5.500%	1,650,000	2,160,000	0	2,160,000	2014
2015	535,000	5.500%	1,621,950	2,156,950	0	2,156,950	2015
2016	565,000	5.500%	1,592,525	2,157,525	0	2,157,525	2016
2017	595,000	5.500%	1,561,450	2,156,450	0	2,156,450	2017
2018	630,000	5.500%	1,528,725	2,158,725	0	2,158,725	2018
2019	665,000	5.500%	1,494,075	2,159,075	0	2,159,075	2019
2020	700,000	5.500%	1,457,500	2,157,500	0	2,157,500	2020
2021	740,000	5.500%	1,419,000	2,159,000	0	2,159,000	2021
2022	780,000	5.500%	1,378,300	2,158,300	0	2,158,300	2022
2023	825,000	5.500%	1,335,400	2,160,400	0	2,160,400	2023
2024	870,000	5.500%	1,290,025	2,160,025	0	2,160,025	2024
2025	915,000	5.500%	1,242,175	2,157,175	0	2,157,175	2025
2026	965,000	5.500%	1,191,850	2,156,850	0	2,156,850	2026
2027	1,020,000	5.500%	1,138,775	2,158,775	0	2,158,775	2027
2028	1,075,000	5.500%	1,082,675	2,157,675	0	2,157,675	2028
2029	1,135,000	5.500%	1,023,550	2,158,550	0	2,158,550	2029
2030	1,200,000	5.500%	961,125	2,161,125	0	2,161,125	2030
2031	1,265,000	5.500%	895,125	2,160,125	0	2,160,125	2031
2032	1,335,000	5.500%	825,550	2,160,550	0	2,160,550	2032
2033	1,405,000	5.500%	752,125	2,157,125	0	2,157,125	2033
2034	1,485,000	5.500%	674,850	2,159,850	0	2,159,850	2034
2035	1,565,000	5.500%	593,175	2,158,175	0	2,158,175	2035
2036	1,650,000	5.500%	507,100	2,157,100	0	2,157,100	2036
2037	1,745,000	5.500%	416,350	2,161,350	0	2,161,350	2037
2038	1,840,000	5.500%	320,375	2,160,375	0	2,160,375	2038
2039	1,940,000	5.500%	219,175	2,159,175	0	2,159,175	2039
2040	2,045,000	5.500%	112,475	2,157,475	0	2,157,475	2040
			33,235,400	63,235,400	(2,551,679)	60,683,721	

USE OF PROCEEDS:	
Developer Reimbursements	26,300,000
Capitalized Interest	2,500,000
Issuance Costs (4.00%)	1,200,000
	Interest earnings @ 2.00%
	<u>30,000,000</u>

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

**CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW
METROPOLITAN DISTRICTS
(IN THE FORMATION STAGE OF DEVELOPMENT)**

**FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE OF CAPITALIZED BOND INTEREST
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050**

PRELIMINARY

CALCULATION of CAPITALIZED INTEREST on SERIES 2010 BOND ISSUANCE

Date	Beginning Balance	Capitalized Interest	Interest at 2.00%	Disbursements	Ending Balance
		(See Page 17)		(See Page 17)	
12/01/2010	0	2,500,000	0	0	2,500,000
6/01/2011	2,500,000	0	25,000	(825,000)	1,700,000
12/01/2011	1,700,000	0	17,000	(825,000)	892,000
6/01/2012	892,000	0	8,920	(825,000)	75,920
12/01/2012	75,920	0	759	(76,679)	0
		2,500,000	51,679	(2,551,679)	

TO

REVISION

This financial information should be read only in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

**CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW
METROPOLITAN DISTRICTS**
(IN THE FORMATION STAGE OF DEVELOPMENT)

**FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENT
SCHEDULE of ESTIMATED BOND DEBT SERVICE REQUIREMENTS**
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

		Series 2015 Bond Issue		\$23,800,000		
		Dated:	December 1, 2015			
		Issued:	December 1, 2015			
		Interest Rate:	5.500%			
		Principal payments:	Due on December 1		Net	
Year	Principal	Coupon	Interest	2015 Bonds	Debt Service	Year
				Payments		
2007						2007
2008						2008
2009						2009
2010						2010
2011						2011
2012					0	2012
2013					0	2013
2014					0	2014
2015	0	5.500%	0		0	2015
2016	0	5.500%	1,309,000	1,309,000	1,309,000	2016
2017	0	5.500%	1,309,000	1,309,000	1,309,000	2017
2018	375,000	5.500%	1,309,000	1,309,000	1,684,000	2018
2019	395,000	5.500%	1,288,375	1,288,375	1,683,375	2019
2020	420,000	5.500%	1,266,650	1,266,650	1,686,650	2020
2021	440,000	5.500%	1,243,550	1,243,550	1,683,550	2021
2022	465,000	5.500%	1,219,350	1,219,350	1,684,350	2022
2023	490,000	5.500%	1,193,775	1,193,775	1,683,775	2023
2024	520,000	5.500%	1,166,825	1,166,825	1,686,825	2024
2025	550,000	5.500%	1,138,225	1,138,225	1,688,225	2025
2026	580,000	5.500%	1,107,975	1,107,975	1,687,975	2026
2027	610,000	5.500%	1,076,075	1,076,075	1,686,075	2027
2028	645,000	5.500%	1,042,525	1,042,525	1,687,525	2028
2029	680,000	5.500%	1,007,050	1,007,050	1,687,050	2029
2030	715,000	5.500%	969,650	969,650	1,684,650	2030
2031	755,000	5.500%	930,325	930,325	1,685,325	2031
2032	795,000	5.500%	888,800	888,800	1,683,800	2032
2033	840,000	5.500%	845,075	845,075	1,685,075	2033
2034	885,000	5.500%	798,875	798,875	1,683,875	2034
2035	935,000	5.500%	750,200	750,200	1,685,200	2035
2036	985,000	5.500%	698,775	698,775	1,683,775	2036
2037	1,040,000	5.500%	644,600	644,600	1,684,600	2037
2038	1,100,000	5.500%	587,400	587,400	1,687,400	2038
2039	1,160,000	5.500%	526,900	526,900	1,686,900	2039
2040	1,225,000	5.500%	463,100	463,100	1,688,100	2040
2041	1,290,000	5.500%	395,725	395,725	1,685,725	2041
2042	1,360,000	5.500%	324,775	324,775	1,684,775	2042
2043	1,435,000	5.500%	249,975	249,975	1,684,975	2043
2044	1,515,000	5.500%	171,050	171,050	1,686,050	2044
2045	1,595,000	5.500%	87,725	87,725	1,682,725	2045
	23,800,000		26,010,325		49,810,325	
USE OF PROCEEDS:						
	Developer Reimbursements		22,848,000			
	Issuance Costs (4.00%)		952,000			
			<u>23,800,000</u>			

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

**CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW
METROPOLITAN DISTRICTS**
(IN THE FORMATION STAGE OF DEVELOPMENT)

**FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE of ESTIMATED BOND DEBT SERVICE REQUIREMENTS**
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Series 2020 Bond Issue		\$38,500,000			
Dated:		December 1, 2020			
Issued:		December 1, 2020			
Interest Rate:		5.500%			
Principal payments:		Due on December 1		Net	
Year	Principal	Coupon	Interest	2020 Bonds Debt Service Payments	Year
2020	0	5.500%	0	0	2020
2021	0	5.500%	2,117,500	2,117,500	2021
2022	0	5.500%	2,117,500	2,117,500	2022
2023	0	5.500%	2,117,500	2,117,500	2023
2024	0	5.500%	2,117,500	2,117,500	2024
2025	0	5.500%	2,117,500	2,117,500	2025
2026	0	5.500%	2,117,500	2,117,500	2026
2027	0	5.500%	2,117,500	2,117,500	2027
2028	0	5.500%	2,117,500	2,117,500	2028
2029	0	5.500%	2,117,500	2,117,500	2029
2030	0	5.500%	2,117,500	2,117,500	2030
2031	0	5.500%	2,117,500	2,117,500	2031
2032	0	5.500%	2,117,500	2,117,500	2032
2033	0	5.500%	2,117,500	2,117,500	2033
2034	0	5.500%	2,117,500	2,117,500	2034
2035	0	5.500%	2,117,500	2,117,500	2035
2036	0	5.500%	2,117,500	2,117,500	2036
2037	0	5.500%	2,117,500	2,117,500	2037
2038	0	5.500%	2,117,500	2,117,500	2038
2039	0	5.500%	2,117,500	2,117,500	2039
2040	800,000	5.500%	2,117,500	2,917,500	2040
2041	850,000	5.500%	2,073,500	2,923,500	2041
2042	1,630,000	5.500%	2,026,750	3,656,750	2042
2043	2,290,000	5.500%	1,937,100	4,227,100	2043
2044	2,760,000	5.500%	1,811,150	4,571,150	2044
2045	2,920,000	5.500%	1,659,350	4,579,350	2045
2046	3,995,000	5.500%	1,498,750	5,493,750	2046
2047	5,025,000	5.500%	1,279,025	6,304,025	2047
2048	5,810,000	5.500%	1,002,650	6,812,650	2048
2049	6,115,000	5.500%	683,100	6,798,100	2049
2050	6,305,000	5.500%	346,775	6,651,775	2050
	38,500,000		56,668,150	95,168,150	
USE OF PROCEEDS:					
	Developer Reimbursements		36,960,000		
	Issuance Costs (4.00%)		1,540,000		
			<u>38,500,000</u>		

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.

CONSOLIDATED WEST MOUNTAIN, WEST MEADOW AND BYERS VIEW METROPOLITAN
(IN THE FORMATION STAGE OF DEVELOPMENT)

FORECASTED SURPLUS CASH BALANCES AND CASH RECEIPTS AND DISBURSEMENTS
SCHEDULE of ESTIMATED BOND DEBT SERVICE REQUIREMENTS
AS OF THE DATE OF FORMATION AND FOR THE CALENDAR YEARS ENDING THROUGH 2050

Year	Series 2030 Bond Issue			Net 2030 Bonds Debt Service Payments	COMBINED 2010, 2015, 2020 and 2030 BONDS NET DEBT SERVICE PAYMENTS	Year
	Principal	Coupon	Interest			
				\$6,700,000		
				Dated: December 1, 2030		
				Issued: December 1, 2030		
				Interest Rate: 5.500%		
				Principal payments: Due on December 1		
2007					0	2007
2008					0	2008
2009					0	2009
2010					0	2010
2011					0	2011
2012					748,321	2012
2013					1,650,000	2013
2014					2,160,000	2014
2015					2,156,950	2015
2016					3,466,525	2016
2017					3,465,450	2017
2018					3,842,725	2018
2019					3,842,450	2019
2020					3,844,150	2020
2021					5,960,050	2021
2022					5,960,150	2022
2023					5,961,675	2023
2024					5,964,350	2024
2025					5,962,900	2025
2026					5,962,325	2026
2027					5,962,350	2027
2028					5,962,700	2028
2029					5,963,100	2029
2030	0	5.500%	0	0	5,963,275	2030
2031	0	5.500%	368,500	368,500	6,331,450	2031
2032	0	5.500%	368,500	368,500	6,330,350	2032
2033	0	5.500%	368,500	368,500	6,328,200	2033
2034	0	5.500%	368,500	368,500	6,329,725	2034
2035	0	5.500%	368,500	368,500	6,329,375	2035
2036	0	5.500%	368,500	368,500	6,326,875	2036
2037	0	5.500%	368,500	368,500	6,331,950	2037
2038	0	5.500%	368,500	368,500	6,333,775	2038
2039	0	5.500%	368,500	368,500	6,332,075	2039
2040	1,430,000	5.500%	368,500	1,798,500	8,561,575	2040
2041	1,505,000	5.500%	289,850	1,794,850	6,404,075	2041
2042	850,000	5.500%	207,075	1,057,075	6,398,600	2042
2043	325,000	5.500%	160,325	485,325	6,397,400	2043
2044	0	5.500%	142,450	142,450	6,399,650	2044
2045	0	5.500%	142,450	142,450	6,404,525	2045
2046	765,000	5.500%	142,450	907,450	6,401,200	2046
2047	0	5.500%	100,375	100,375	6,404,400	2047
2048	520,000	5.500%	100,375	620,375	7,433,025	2048
2049	565,000	5.500%	71,775	636,775	7,434,875	2049
2050	740,000	5.500%	40,700	780,700	7,432,475	2050
	6,700,000		5,082,825	11,782,825	217,445,021	
USE OF PROCEEDS:					TOTAL:	
	Developer Reimbursements		6,432,000		92,540,000	
	Issuance Costs (4.00%)		268,000		3,960,000	
			<u>6,700,000</u>		<u>99,000,000</u>	

This financial information should be read in connection with the accompanying Summary of Significant Forecast Assumptions and Accounting Policies and Accountant's Report.