

**COTTONWOOD
METROPOLITAN
DISTRICT**

DOUGLAS COUNTY, COLORADO

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SERVICE PLAN

MARCH 1981

44

SERVICE PLAN PREPARATION

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SERVICE PLAN
COTTONWOOD METROPOLITAN DISTRICT

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I. Introduction and Purpose of the District

The Cottonwood Metropolitan District will be formed for the purpose of constructing and maintaining certain landscaped street rights-of-way; constructing, maintaining, and operating certain public parks and recreation facilities; and eliminating and controlling mosquitoes; all for the benefit of the residents and businesses within the District.

The District plans to use land application of secondary treated wastewater, purchased from the Cottonwood Water and Sanitation District, and underground drainage water drawn from collection vaults for irrigation of District landscaped areas. In order to assure the continued flow of underground drainage water, the District will perpetually maintain these subdrain systems feeding into drainage collection vaults and perpetually maintain and operate the pumps in the collection vaults.

The District will provide service to an area of approximately 837 acres in Douglas County, Colorado. This area is the Cottonwood Planned Development, a residential community, with ancillary commercial and industrial development. It is estimated that the District, which now has a population of 12 and an assessed valuation of \$55,598, will have an estimated residential population of 4,852, an estimated employment population of 6,752, and a total estimated assessed value of \$47,118,000 by the year 1995. The Cottonwood Planned Development includes residential, business, commercial, industrial and open space land uses. These uses have been approved by Douglas County and allow for the development of 1,752 dwelling units and 256 acres of business, commercial and light industrial development. The District is located on Parker Road approximately two and one half miles northwest of the Town of Parker, in Douglas County, Colorado. The creation of the District is in compliance with the Master Plan adopted by Douglas County pursuant to Section 30-28-110-CRS. 1973.

There is presently no municipal or quasi-municipal corporation, or other entity, in the area, public or private, which could provide mosquito elimination and control or the necessary improvement and perpetual maintenance of landscaping, parks, and recreation facilities necessary for the successful development of the Cottonwood Planned Development.

A preliminary park and recreation survey and financial survey were made in order to determine the best means of providing and financing the necessary landscaping, parks, and recreational facilities for the District. The results of these surveys are embodied in this Service Plan.

II. Improvements to be Constructed *

A. Park and Recreation Improvements

The District will construct two playgrounds, two tennis courts, twelve acres of playing fields, and pedestrian/bicycle trails within The District Open Space area. Land used for park and recreation development will be dedicated to the District at no cost to the District.

B. Landscaped Right-of-Way Improvements

The District will construct street right-of-way landscaping along the east side of Jordan Road as it lies within the District and the north and south side of Cottonwood Drive from Parker Road to Jordan Road. As part of the street right-of-way landscaping program the District will construct two landscaped entrances to the industrial area, and two landscaped entrances to the residential area.

* The District may construct and maintain recreation facilities, parks, and landscape improvements other than what are included in the Service Plan but only the improvements shown on the Schedule of Improvements in this Service Plan and their related costs will be constructed and financed in accordance with this Service Plan. In addition to constructing the aforementioned improvements, the District will provide for the elimination and control of mosquitoes.

III. Cost and Phasing of Improvements

A. Cost by Phase for Park and Recreation improvements. (All costs are based on 1980 Dollars.)

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
<u>Phase One - 1982</u>			
Landscaping	L.S.	N/A	\$15,000
Gravel Parking Lot	36 cars	N/A	3,500
Playground	1	\$ 5,000	5,000
Tennis Courts	2	16,000	32,000
Design & Construction Supervision	L.S.	N/A	3,500
Subtotal			\$59,000

Phase Two - 1983

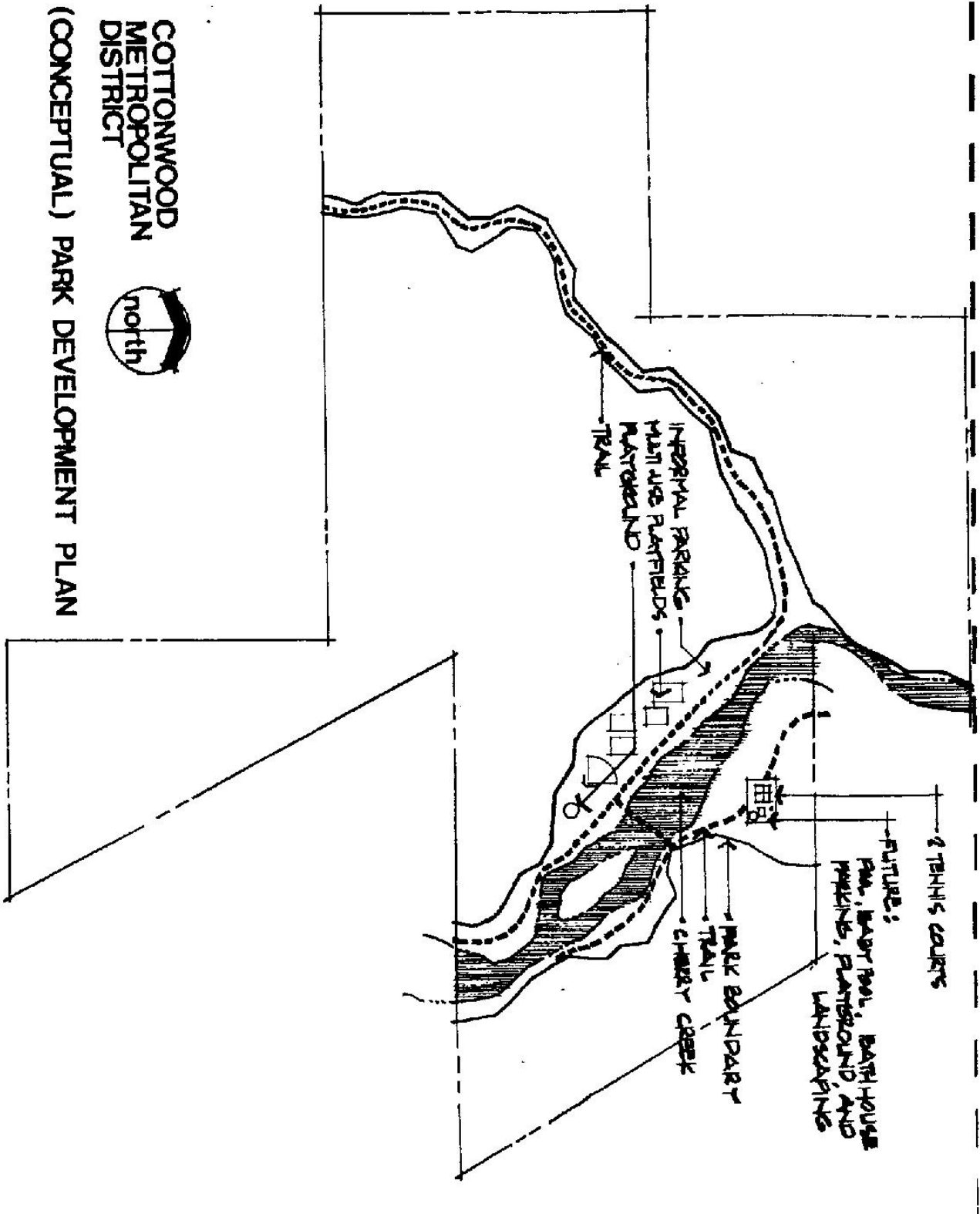
12 Acres of Ball Fields

Irrigation	12 acres	\$ 8,000	\$96,000
Seed	12 acres	500	6,000
Backstops	2	3,000	6,000
Soccer Goals	4 pair	500	2,000
Playground	1	N/A	5,000
Gravel Parking Lot	50 cars	N/A	10,000
Trail System	16,000 L.F.	2.00	32,000
Design and Construction Supervision	L.S.	N/A	12,000
Subtotal			\$169,000
TOTAL PARK & RECREATION			\$228,000

B. Cost by Phase, R.O.W. and Entry Landscape. (All costs are based on 1980 Dollars.)

<u>Cottonwood Drive</u>			
<u>Section CD-1/1982</u>			
Connect to well	L.S.	\$ 4,000	\$ 4,000
Irrigation	23,800 SF	.30	7,140
Seeding	23,800 SF	.06	1,428
Plant Material	2,800 LF	1.24	3,472
Miscellaneous	2,800 LF	1.00	2,800
Design & Construction Supervision	L.S.	N/A	3,000
Subtotal			\$ 21,840

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>TOTAL</u>
Section CD-2/1983			
Irrigation	21,250 SF	\$.30	\$ 6,375
Seeding	21,250 SF	.06	1,275
Plant Material	2,500 LF	1.64	4,100
Miscellaneous	2,500 LF	1.00	2,500
Design & Construction Supervision	L.S.	N/A	<u>2,500</u>
Subtotal			\$16,750
Jordan Road			
Section J-1/1984			
Irrigation	32,500 SF	\$.30	\$ 9,750
Seeding	32,500 SF	.06	1,950
Plant Material	2,600 LF	1.34	3,480
Miscellaneous	2,600 LF	1.00	2,600
Design & Construction Supervision	L.S.	N/A	<u>2,500</u>
Subtotal			\$20,280
Section J-2/1985			
Irrigation	27,500 SF	\$.30	\$ 8,250
Seeding	27,500 SF	.06	1,650
Plant Material	2,200 LF	1.16	2,560
Miscellaneous	2,200 LF	1.00	2,200
Design & Construction Supervision	L.S.	N/A	<u>2,500</u>
Subtotal			\$17,160
Section J-3/1986			
Irrigation	45,000 SF	.30	\$13,500
Seeding	45,000 SF	.06	2,700
Plant Material	3,600 LF	1.33	4,780
Miscellaneous	3,600 LF	1.00	3,600
Design & Construction Supervision	L.S.	N/A	<u>3,500</u>
Subtotal			\$28,080
TOTAL			\$104,110
Entry Landscape			
Cottonwood Drive and Parker Road - 1982 - Entry 1			\$25,000
Cottonwood Drive and Jordan Road - 1983 - Entry 2			20,000
Jordan Road and Business Circle Drive South - 1984-Entry 3			20,000
Jordan Road and Business Circle Drive North - 1985-Entry 4			25,000
TOTAL			<u>\$90,000</u>

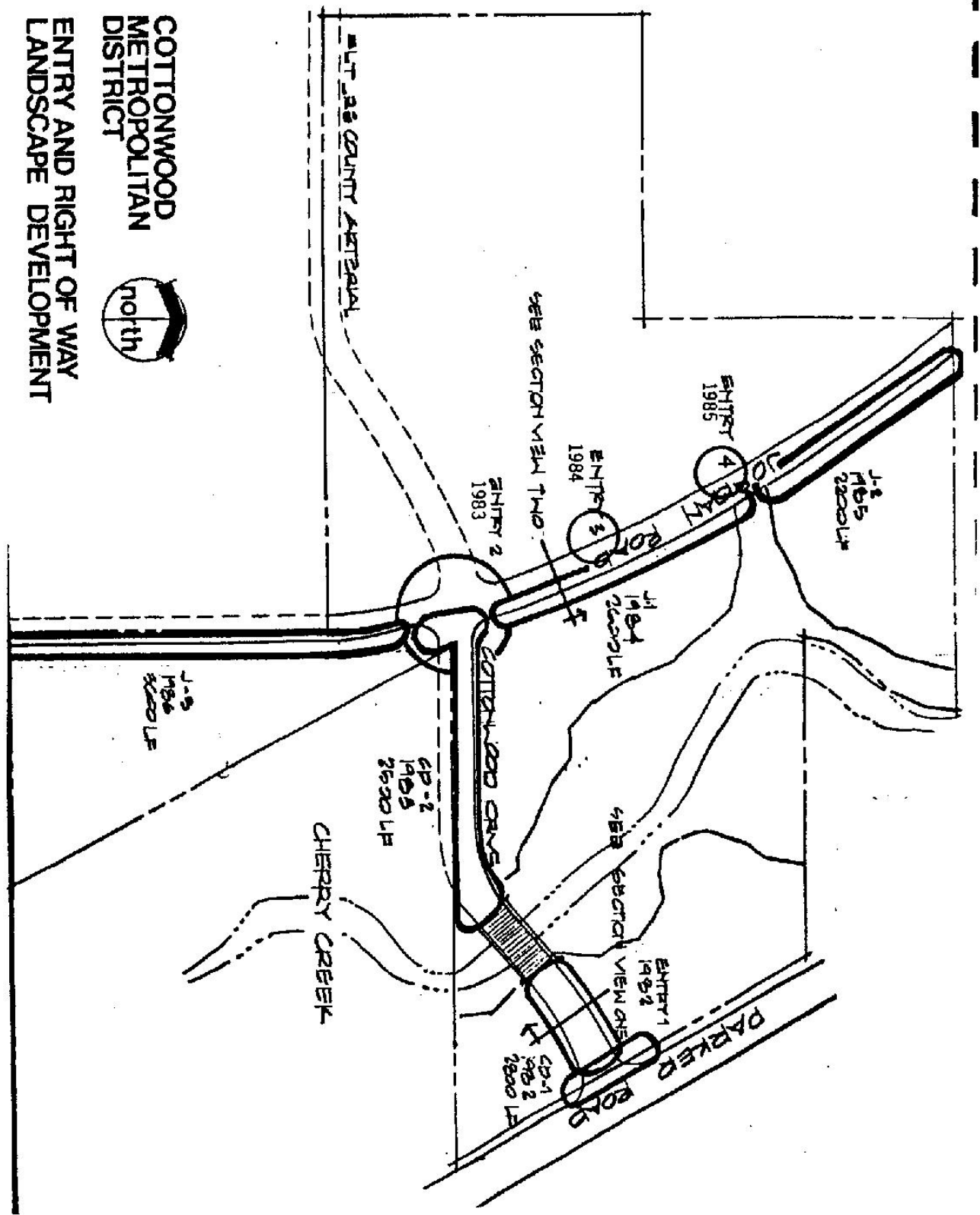


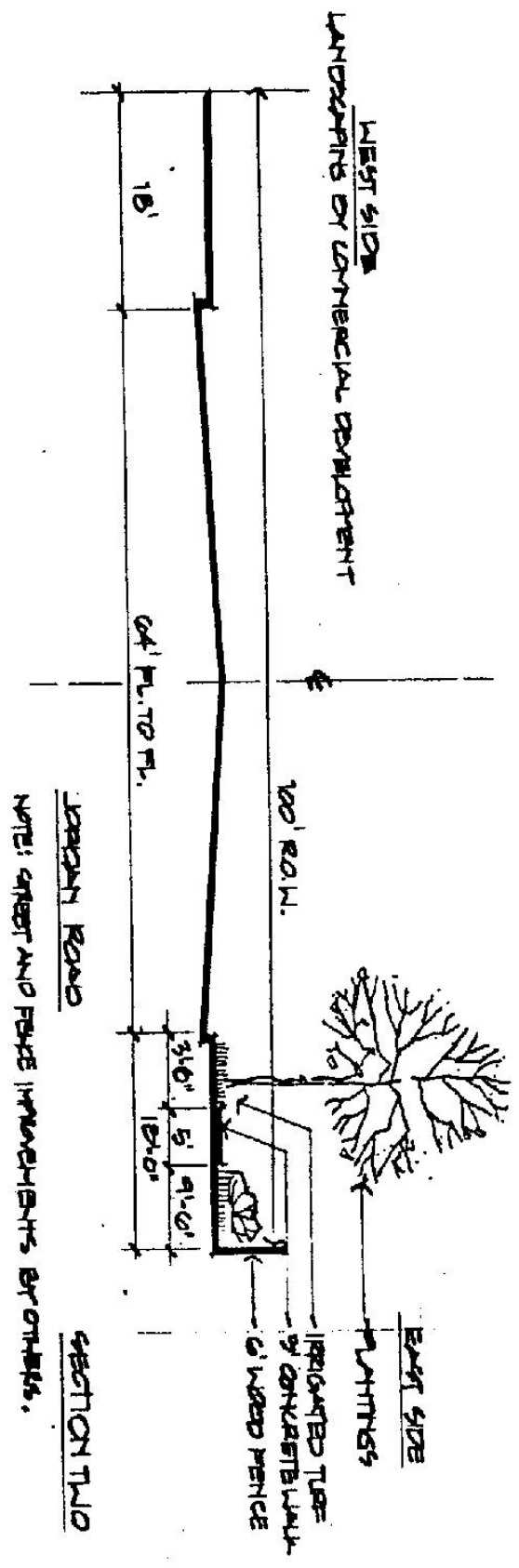
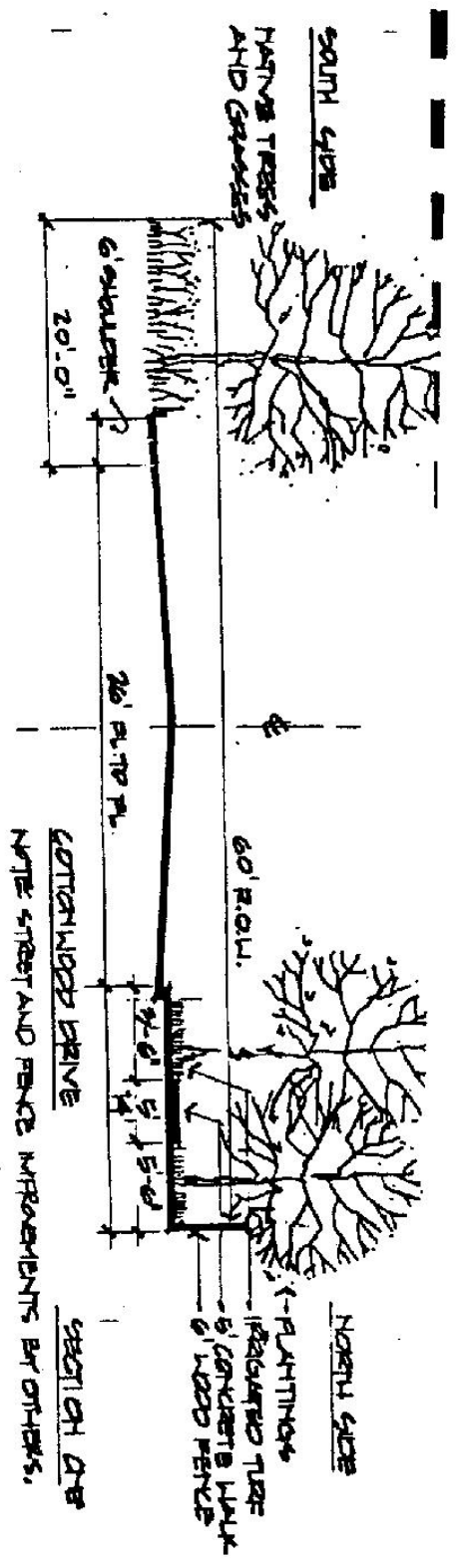
COTTONWOOD
METROPOLITAN
DISTRICT



(CONCEPTUAL) PARK DEVELOPMENT PLAN

COTTONWOOD METROPOLITAN DISTRICT
ENTRY AND RIGHT OF WAY LANDSCAPE DEVELOPMENT





COTTONWOOD METROPOLITAN DISTRICT
TYPICAL RIGHT OF WAY
CROSS SECTIONS

IV. Cost Summary

In an effort to establish the most realistic cost projection, all estimates are made based on current construction trends and 1980 price levels. These costs are then increased by a cost adjustment index (C.A.I.) figure to account for expected future cost increases. Cost escalation is based on the historic data and the trends established by the construction cost indexes recorded by the Engineering News Record magazine and information from suppliers and contractors.

<u>YEAR</u>	<u>PERCENT INCREASE</u>	<u>COST ADJ. FACTOR</u>
1980	0	1.0
81	12	1.12
82	12	1.25
83	10	1.38
84	10	1.52
85	10	1.67
86	8	1.81
87	8	1.95
88	8	2.11
89	8	2.27
90	8	2.45
91	8	2.65
92	8	2.86
93	8	3.09
94	8	3.34
95	8	3.60
96	8	3.89
97	8	4.20
98	8	4.54
99	8	4.90
00	8	5.29

Cottonwood Park and Recreation District
 *Schedule of Improvements
 (000)

	Base Year 1980 Cost	Year of Construction					1986	Total
		1981	1982	1983	1984	1985		
<u>Park & Recreation</u>								
Phase I	59		74				74	
Phase II	169			233			233	
<u>Street Row Landscape</u>								
<u>Cottonwood Drive</u>								
Phase CD-I	22		28				28	
Phase CD-II	17			24			24	
<u>Jordan Road</u>								
Phase J-I	21			32			32	
Phase J-II	17				28		28	
Phase J-III	28					51	51	
<u>Entry Landscape</u>								
Entry One	25		31				31	
Entry Two	20			27			27	
Entry Three	20			31			31	
Entry Four	25				42		42	
<hr/>								
Subtotal	423		133	284	63	70	51	601
Contingency - 10%			13	28	6	7	5	59
Total			146	312	69	77	56	660

*Escalation added in accordance with Cost Adjustment Index

V. Description of District Composition

The District contains approximately 837 acres, and development within the District will include 1,752 dwelling units, 23 acres of commercial development, and 233 acres of mixed commercial/industrial development. Landscaped road rights-of-way, open space areas, recreational facilities, and sound development policies will assure retention of aesthetic and economic values within the District.

The District is presently underdeveloped and has a population of approximately 12. Development of the Cottonwood residential community is expected to bring the population of the District to 4,852 in 1987. The present assessed value of property within the District is approximately \$55,598, which is partially made up of improvements to the land which will be demolished prior to the development of the Cottonwood residential community. It is expected that the assessed valuation of the property within the District will be \$17,529,000 by 1985, \$34,628,000 by 1990, \$47,118,000 by 1995, and \$52,009,000 by the year 2000.

The following is the legal description of the land to be included in the District:

LEGAL DESCRIPTION

A tract of land located in Sections 4, 5 and 9, Township 6 South, Range 66 West of the Sixth Principal Meridian, County of Douglas, State of Colorado, being more particularly described as follows:

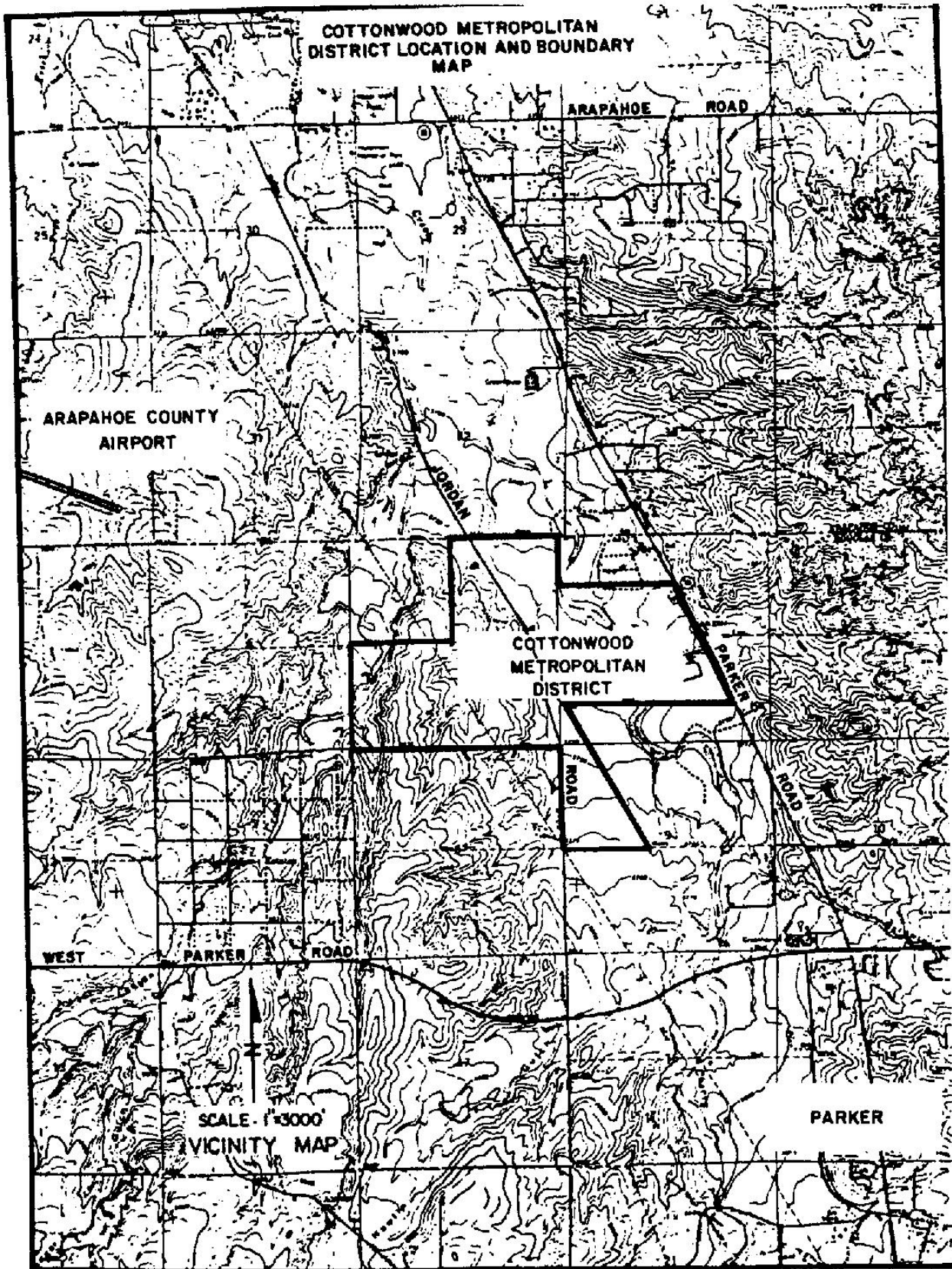
Commencing at the Northeast corner of said Section 5, said point being the true point of beginning; thence N88°15'40"E and along the north line of said Section 4 a distance of 241.68 feet to the southeast corner of Said Section 32, Township 5 South, Range 66 West of the Sixth Principal Meridian; thence N88°16'26"E and along the North line of said Section 4 a distance of 255.97 feet to a point on the West Bank of Cherry Creek; thence S41°11'57"W and along the West Bank of Cherry Creek a distance of 380.00 feet; thence S19°11'57"W a

distance of 628.00 feet; thence S26°13'57"W a distance of 61.00 feet to a point on the east line of the Northeast one-quarter of said Section 5; thence S00°51'03"E and along the east line of the Northeast one-quarter of said Section 5 a distance of 389.88 feet to the Northeast corner of the Southeast one-quarter of the Northeast one-quarter of said Section 5; thence N87°57'09"E a distance of 2667.29 feet to the Northeast corner of the Southeast one-quarter of the Northwest one-quarter of said Section 4, also being a point on the West line of a parcel of land described in Book 304 at Page 694; thence S01°08'14"E and along the North-South centerline of said Section 4, also being the West line of the above described Parcel a distance of 37.80 feet; thence N88°08'39"E and along the South line of the above described parcel a distance of 273.16 feet to a point on the West right-of-way line of Colorado State Highway No. 83; thence Southeasterly and along the said West right-of-way line the following 5 courses:

- 1) S29°30'57"E a distance of 238.73 feet.
- 2) N60°29'03"E a distance of 15.00 feet.
- 3) S29°30'57"E a distance of 1029.29 feet to a point of curve.
- 4) Along the arc of a curve right having a delta of 03°48'02", a radius of 5680.00 feet, a distance of 376.77 feet to a point of tangent.
- 5) S25°42'55"E a distance of 1505.94 feet;

Thence S87°41'22"W and along a line 240.00 feet South of and parallel with the North line of the South one-half of the South one-half of said Section 4 a distance of 4105.09 feet to a point on the west right-of-way line of the Colorado and Southern Railroad; thence S28°50'26"E and along said west right-of-way line a distance of 4181.85 feet to a point on the East-West centerline of said Section 9; thence S87°44'42"W and along said East-West centerline a distance of 2163.90 feet to the West one-quarter corner of said Section 9; thence N02°08'40"W and along the west line of the Northwest one-quarter of said Section 9 a distance of 2651.58 feet to the Northwest corner of said Section 9; thence S87°49'16"W and along the South line of the Southeast one-quarter of said Section 5 a distance of 2605.67 feet to the South one-quarter corner of said Section 5; thence S87°50'09"W and along the South line of the Southwest one-quarter of said Section 5 a distance of 2650.46 feet; thence N01°27'22"W and along the West line of the Southwest one-quarter of said Section 5 a distance of 2681.24 feet to the West one-quarter corner of said Section 5; thence N88°06'07"E and along the North line of the Southwest one-quarter of said Section 5 a distance of 2637.34 feet to the center one-quarter corner of said Section 5; thence N01°44'06"W and along the west line of the Northeast one-quarter of said Section 5 a distance of 2644.27 feet to the North one-quarter corner of said Section 5 which is 1.23 feet North of a 1-1/2" steel pipe; thence N88°19'56"E and along the North line of the Northeast one-quarter of said Section 5 a distance of 260.31 feet to the South one-quarter corner of said Section 32; thence N88°15'40"E and along the North line of said Section 5 a distance of 2426.97 feet to the true point of beginning, containing 837.178 acres.

The map on the following page shows the location of the District in relation to the surrounding land.



VI. Land Development Program

The District's basic development program is in compliance with the County adopted master plan for the physical development of the unincorporated territory of Douglas County. The development concept of Cottonwood is a planned community with urban residential areas and ancillary commercial and business/industrial development for the shopping and employment needs of the community. The total development of the District is expected to take place over a seven to fifteen year period beginning in 1981. Development phases are planned to provide for the orderly absorption of population with the economical construction of public improvements throughout the area. Land designated as park and open space will be donated to the District. The development of the District is in compliance with the County and Regional water quality management plan for the area.

VII. District Policy and Operation

The Cottonwood Metropolitan District will be formed and operated under the Special District Act of the State of Colorado, and as amended, Section 32-1-101 through Section 42 C.R.S. 1973, and as amended.

Rules, regulations, and operational policies shall be formulated by the Board of Directors in order to accomplish the safe and economical operation of the District and its facilities and the retirement of District bonded debt.

VIII. Financial Considerations

A. General

After meetings with consultants, and upon advice of financial advisers to the

proposed District, it has been decided that construction of the proposed improvements will be financed with monies from the issue of general obligation bonds to be authorized and issued in accordance with Section 32-4-123, C.R.S. 1973. It is estimated that the bonds, when issued, will mature in not more than twenty years from date of issuance with the first maturity date occurring no later than three years from the date of its issuance. The proposed maximum interest rate will be 15 percent and the maximum discount will be 10 percent. Under current conditions, it is believed 20 year bonds can be marketed locally at approximately 10 percent with a 3 percent discount. The exact interest rate and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

The bonds will contain adequate call provisions to allow the prior redemption or refinancing of the bonds sold by the District. The amount of the bonds sold will be based upon final engineering estimates or actual construction contracts.

The proposed District will have as its primary source of revenue, to retire the bonded debt, a mill levy of 10 mills. Two years interest may be capitalized from bond proceeds to permit payment of interest during the time lapse between development of taxable properties and certification of this development on tax roles. The schedules hereafter reflect that assessed valuation and tax incomes normally lag behind actual construction, and further that assessed valuation as provided by state law will be determined on the basis of 15 percent of actual market value.

B. Schedule of Bond Development

The following bond development schedule summarizes the construction costs including the cost of consulting services, legal service, and other major expenses. It also covers the costs associated with the bond issue. For the purpose of calculation and on advice of the fiscal agent, an interest rate on the bond issue has been estimated at 10 percent with an estimated discount rate of 3 percent. It is understood that market conditions may result in higher or lower interest and discount rates, but the fiscal agent believes that the maximum interest rate will not exceed 15 percent and the maximum discount will not exceed 10 percent.

BOND DEVELOPMENT SCHEDULE

<u>1st Issue - 1982</u>	
*1st year Organization and Operation	\$ 58,000
Construction	660,000
Capitalized Interest (1st year)	40,000
Bond Discount - 3%	24,000
Bond Expense	<u>18,000</u>
Amount of Issue	\$800,000

* 1st year Organization and Operation Expense includes \$38,000 maintenance and operation cost and \$20,000 organization cost.

C. Operation and Maintenance Expense

Operation and Maintenance Expenses for the District are based on analysis of other districts in Douglas and Arapahoe Counties with similar facilities, overall size, and land use.

The mosquito elimination and control program will include the elimination of breeding areas and application of chemicals around public use areas.

Table #1 in the Appendix shows the calculations used and the breakdown of Operation and Maintenance Costs.

Operation and Maintenance costs are not escalated for inflation since it is assumed the District will increase the mill levy to cover any increase in these costs.

D. Market Values of Developed Property

In preparing the financial projections for the Cottonwood Metropolitan District, no value has been assigned to undeveloped land within the District. Market values of the developed areas are reflected in Table 2 and 3 of the Appendix.

E. Assessed Value

Douglas County, in accordance with the state law, is using the 1973 Construction Cost Index to determine the market value for taxation purposes. They will continue to use the 1973 Construction Cost Index until 1983, at which time they will, in accordance with state law, begin using the 1977 Construction Cost Index. This method results in the County arriving at a

market value for assessed valuation purposes, approximately 15 percent of actual market value. Based on an analysis of tax statements for past years, and verification by the Douglas County Assessor's office that assessment methods as outlined above will continue in the future, we are anticipating assessed value to be 15 percent of actual market value.

F. Mill Levy

Assessed valuation methods, as used by Colorado counties in accordance with state law, determine mill levy income for special districts such as the Cottonwood Metropolitan District. The mill levy in this Service Plan is 10 mills, and the assessed value used to calculate mill levy income is stated in the foregoing Item (E).

COTTONWOOD METROPOLITAN DISTRICT
PROFORMA REVENUE AND EXPENSE
(000)

YEAR	REVENUE				EXPENSE				SURPLUS (DEFICIT)		
	Mill Levy Income	Gross Bond Proceeds	Interest Income	Total Income	Bond Dis-count and Expense	O&M	Const. Cost	Debt Service	Total Expense	Annual	Cumulative(3)
1981											
1982	3	800	50 (2)	850	42	58	146	40	286	564	564
1983			13	16		76	312	80	468	(452)	112
1984	39			39		129	69	80	278	(239)	(127)
1985	86			86		133	77	85	295	(209)	(336)
1986	129			129		140	56	84	280	(151)	(487)
1987	176			176		140		84	224	(48)	(535)
1988	229			229		140		88	228	1	(534)
1989	268			268		140		87	227	41	(493)
1990	306			306		140		86	226	80	(413)
1991	323			323		140		90	230	93	(320)
1992	342			342		140		93	233	109	(211)
1993	379			379		140		96	236	143	(68)
1994	431			431		140		117	257	174	106
1995	453			453		140		117	257	196	302
1996	467			467		140		116	256	211	513
1997	472			472		140		119	259	213	726
1998	472			472		140		117	257	215	941
1999	521			521		140		119	259	262	1203
2000	521			521		140		115	255	266	1469
2001	521			521		140		116	256	265	1734
2002	521			521		140		116	256	265	1999

(1) \$800,000 for 6 months @ 12.5% interest
(2) \$100,000 for 12 months @ 12.5% interest

(3) The developer will provide a financial guarantee for payment of district bonded debt in the amount of \$20,000 more than the deficit shown for the years 1984-1993.

X. Compatability and Statutory Compliance

The parks, landscaping, and Right-of-way improvements which are proposed to be provided by the Cottonwood Metropolitan District, are in compliance with the Master Plan adopted by Douglas County and are compatible with adjacent municipalities and service districts.

APPENDIX

TABLE 1 (a)
Cottonwood Metropolitan District
Operation Expense
Based on 1980 Dollars

<u>ITEM</u>	<u>1982</u>	<u>1983 and Each Year Thereafter</u>
Organizational Cost (1982)	20,000	-
Professional Fees	12,000	19,000
Directors Fees	1,500	2,280
Mosquito Elimination and Control	-	4,000
Utilities	2,000	4,200
Office Supplies	600	1,200
Insurance & Bond	3,000	3,000
Advertising	500	500
Travel and Training	500	600
Dues and Subscriptions	100	100
Misc. Expense	<u>600</u>	<u>600</u>
	40,800	35,480

Summary of Table 1(a) and (b) *
Summary Schedule of Operation and Maintenance Expense
(000)

	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986 and Each Year Thereafter</u>
Operation	21	35	35	35	35
Maintenance	13	34	82	86	92
Contingency	<u>4</u>	<u>7</u>	<u>12</u>	<u>12</u>	<u>13</u>
Total	38	76	129	133	140

* Table 1(b) on following page.

TABLE 1(b)
 MAINTENANCE EXPENSE
 COTTONWOOD METROPOLITAN DISTRICT
 BASED ON 1980 DOLLARS

	1982	1983	1984	1985	1986
ENTRY ONE					
a. 10,000 SF @ .10/YR. MTC.	1,000.	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	216.	216.	216.	216.	216.
COTTONWOOD DRIVE/CD-1					
a. 23,800 SF @ .10/YR. MTC	2,380.	2,380.	2,380.	2,380.	2,380.
b. 714,000 G/YR @ .72/1,000 G. WTR	514.	514.	514.	514.	514.
MAIN PARK/PHASE ONE					
a. 50,000 SF @ .10/YR. MTC.	5,000.	5,000.	5,000.	5,000.	5,000.
b. 1,500,000 G/YR @ .72/1,000 G. WTR	1,080.	1,080.	1,080.	1,080.	1,080.
c. Manager	10,000.	15,000.	20,000.	20,000.	20,000.
d. Miscellaneous	5,000.	5,000.	5,000.	5,000.	5,000.
COTTONWOOD DRIVE/CD-2					
a. 21,250 SF @ .10/YR. MTC.	-0-	2,125.	2,125.	2,125.	2,125.
b. 637,500 G/YR @ .72/1,000 G. WTR	-0-	459.	459.	459.	459.
ENTRY TWO					
a. 10,000 SF @ .10/YR. MTC.	-0-	1,000.	1,000.	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	-0-	216.	216.	216.	216.
JORDAN ROAD/J-1					
a. 32,500 SF @ .10/YR. MTC.	-0-	-0-	3,250.	3,250.	3,250.
b. 975,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	702.	702.	702.
ENTRY THREE					
a. 10,000 SF @ .10/yr. MTC.	-0-	-0-	1,000.	1,000.	1,000.
b. 300,000 G/yr @ .72/1,000 G. WTR	-0-	-0-	216.	216.	216.
MAIN PARK/PHASE TWO					
a. 522,720 SF @ .05/YR. MTC.	-0-	-0-	26,136.	26,136.	26,136.
b. 15,681,600 G/YR @ .72/1,000 WTR	-0-	-0-	11,291.	11,291.	11,291.
JORDAN ROAD/J-2					
a. 27,500 SF @ .10/YR. MTC.	-0-	-0-	-0-	2,750.	2,750.
b. 825,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	594.	594.
ENTRY FOUR					
a. 10,000 SF @ .10/yr. MTC.	-0-	-0-	-0-	1,000.	1,000.
b. 300,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	216.	216.
JORDAN ROAD/J-3					
a. 45,000 SF @ .10/YR. MTC.	-0-	-0-	-0-	-0-	4,500.
b. 1,350,000 G/YR @ .72/1,000 G. WTR	-0-	-0-	-0-	-0-	972.
TOTALS	\$25,190.	\$33,990.	\$81,585.	\$36,145.	\$91,617.

- NOTES:
1. Ground maintenance includes labor and materials for all plant, turf and sprinkler items.
 2. Water use is based on 30 gallons per square foot per year.
 3. No user-fees or related expenses are included (eq. pool use)
 4. Assume 1/2 1st year maintenance cost since 1982 construction will not be complete until August 1, 1982.

TABLE 2(a)
 COTTONWOOD METROPOLITAN DISTRICT
 SCHEDULE OF PROJECTED RESIDENTIAL PROPERTY TAX INCOME
 FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006
 (dollars in thousands)

Year Ended December 31	Residential Units Developed	Cumulative Units Developed	Average Market Value Per Unit	Total Market Value	Assessed Value	Mill Levy	Residential Property Tax Income
1981	30	30	\$ 70	\$ 2,100	\$ 315	10	\$
1982	300	330	70	23,100	3,465	10	
1983	300	630	80	50,400	7,560	10	3
1984	300	930	80	74,400	11,160	10	35
1985	300	1,230	80	98,400	14,760	10	76
1986	300	1,530	80	122,400	18,360	10	112
1987	222	1,752	80	140,160	21,024	10	148
1988		1,752	88	154,176	23,126	10	183
1989		1,752	88	154,176	23,126	10	210
1990		1,752	88	154,176	23,126	10	231
1991		1,752	88	154,176	23,126	10	231
1992		1,752	97	169,944	25,492	10	231
1993		1,752	97	169,944	25,492	10	231
1994		1,752	97	169,944	25,492	10	255
1995		1,752	97	169,944	25,492	10	255
1996		1,752	97	169,944	25,492	10	255
1997		1,752	107	187,464	28,120	10	255
1998		1,752	107	187,464	28,120	10	255
1999		1,752	107	187,464	28,120	10	282
2000		1,752	107	187,464	28,120	10	282
2001		1,752	107	187,464	28,120	10	282
2002		1,752	118	206,736	31,010	10	282
2003		1,752	118	206,736	31,010	10	282
2004		1,752	118	206,736	31,010	10	310
2005		1,752	118	206,736	31,010	10	310
2006		1,752	118	206,736	31,010	10	310
	<u>1,752</u>			<u>\$3,948,384</u>	<u>\$592,258</u>		<u>\$5,306</u>

TABLE 2(b)
 COTTONWOOD METROPOLITAN DISTRICT
 SCHEDULE OF PROJECTED RESIDENTIAL DEVELOPMENT
 PROJECTED NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
<u>LOT SIZE</u>							
5 UNITS PER ACRE	30	200	150	100	125	100	70
6 UNITS PER ACRE		75	100	150	125	130	50
10.8 UNITS PER ACRE		25	50	50	50	70	102
<hr/>							
TOTAL	30	300	300	300	300	300	222

COTTONWOOD METROPOLITAN DISTRICT
 PROJECTED CUMULATIVE NUMBER OF HOUSING UNITS BY TYPE, 1981 TO 1987

	<u>1981</u>	<u>1982</u>	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>
<u>LOT SIZE</u>							
5 UNITS PER ACRE	30	230	380	480	605	705	775
6 UNITS PER ACRE		75	175	325	450	580	630
10.8 UNITS PER ACRE		25	75	125	175	245	347
<hr/>							
TOTAL	30	330	630	930	1,230	1,530	1,752

TABLE 3(a)
 COTTONWOOD METROPOLITAN DISTRICT
 SCHEDULE OF PROJECTED COMMERCIAL/INDUSTRIAL PROPERTY TAX INCOME
 FOR JANUARY 1, 1981 THROUGH DECEMBER 31, 2006
 (dollars in thousands)

<u>Year Ended December 31</u>	<u>Cumulative Market Value</u>	<u>Inflation Factor</u>	<u>Adjusted Market Value</u>	<u>Assessed Value</u>	<u>Mill Levy</u>	<u>Commercial/Industrial Property Tax Income</u>
1981	\$	1.00	\$	\$	10	\$
1982	2,777	1.00	2,777	417	10	
1983	6,589	1.00	6,589	988	10	
1984	11,163	1.00	11,163	1,674	10	4
1985	18,460	1.00	18,460	2,769	10	10
1986	30,439	1.00	30,439	4,566	10	17
1987	38,443	1.00	38,443	5,766	10	28
1988	49,916	1.00	49,916	7,487	10	46
1989	61,334	1.00	61,334	9,200	10	58
1990	74,141	1.00	74,141	11,121	10	75
1991	98,408	1.00	98,408	14,761	10	92
1992	106,848	1.10	117,533	17,629	10	111
1993	120,161	1.10	132,177	19,817	10	148
1994	128,315	1.10	141,146	21,172	10	176
1995	131,530	1.10	144,683	21,702	10	198
1996	131,530	1.10	144,683	21,702	10	212
1997	131,530	1.21	159,151	23,872	10	217
1998	131,530	1.21	159,151	23,872	10	217
1999	131,530	1.21	159,151	23,872	10	239
2000	131,530	1.21	159,151	23,872	10	239
2001	131,530	1.21	159,151	23,872	10	239
2002	131,530	1.33	174,935	26,240	10	239
2003	131,530	1.33	174,935	26,240	10	239
2004	131,530	1.33	174,935	26,240	10	262
2005	131,530	1.33	174,935	26,240	10	262
2006	131,530	1.33	174,935	26,240	10	262

COTTONWOOD METROPOLITAN DISTRICT
 FEDERAL OBLIGATION BONDS
 Dated Date 4/1/1982
 Delivery Date 4/1/1982

Date	Principal	Coupon	Interest	Periodic Payment	Annual Payment (12/31)
10/01/1982			\$40,000.00	\$40,000.00	\$40,000.00
4/01/1983	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1983			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1984	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1984			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1985	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1985			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1986	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1986			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1987	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1987			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1988	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1988			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1989	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1989			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1990	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1990			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1991	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1991			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1992	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1992			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1993	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1993			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1994	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1994			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1995	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1995			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1996	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1996			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1997	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1997			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1998	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1998			\$40,000.00	\$40,000.00	\$80,000.00
4/01/1999	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/1999			\$40,000.00	\$40,000.00	\$80,000.00
4/01/2000	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/2000			\$40,000.00	\$40,000.00	\$80,000.00
4/01/2001	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
10/01/2001			\$40,000.00	\$40,000.00	\$80,000.00
4/01/2002	\$40,000.00		\$40,000.00	\$40,000.00	\$80,000.00
Totals	\$800,000		\$1,265,000.00	\$2,045,000.00	\$2,045,000.00