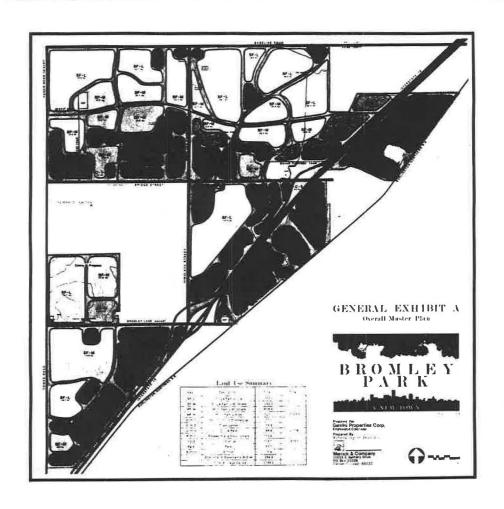
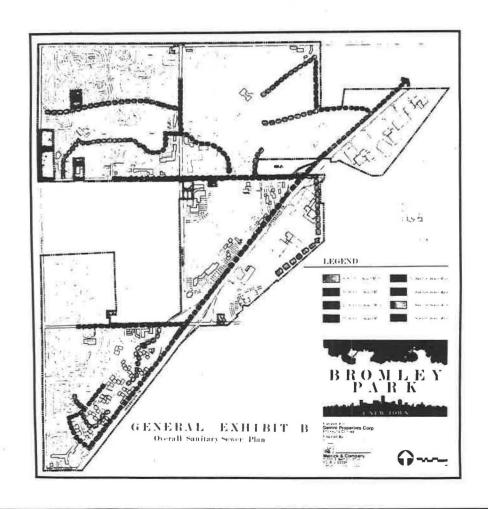
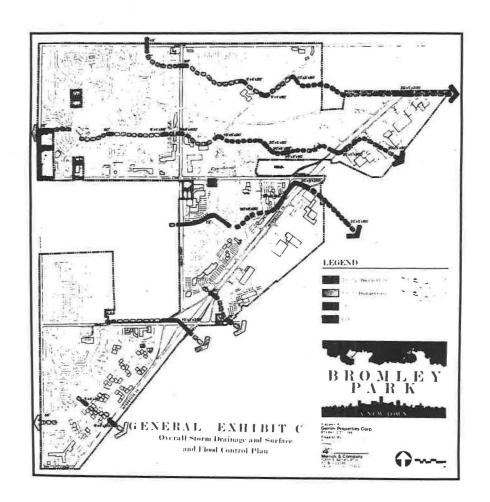


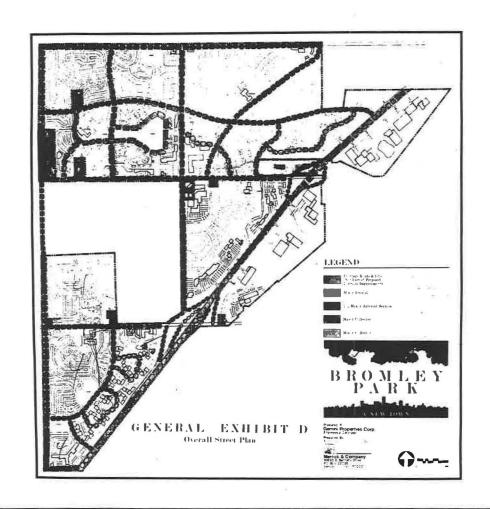
CONSOLIDATED SERVICE PLANS FOR BROMLEY PARK METROPOLITAN DISTRICTS #1-#4



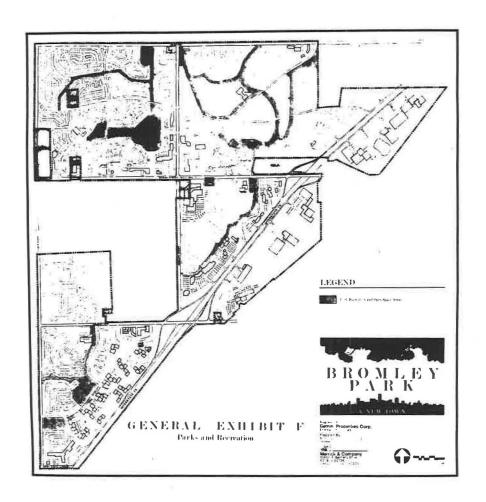


THE RESERVED TO SERVED STREET









GENERAL EXHIBIT G

Bromley Park Metropolitan Districts Summary

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

_	STREETS			WA	TER	SE	WER	DRAI	NAGE			
YEAR	Region Artr.	Latin Carlo To The Carlo	Dist. Minor Coll.	Region	Dist.	Region	Dist.	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.	TOTAL
1985				494		746			1391		895	3526
1986	423								220	335	322	1310
1987	447	522		84	135		81		900	335	851	3355
1988		108	311		60		83		941	108	548	2159
1989	522	1,364			210		11	498	451	641	1257	4954
1990		177	168		403	76	174	501		641	728	2868
1991	586	193		256	36			498		534	715	2818
1992							82	501	356	527	498	1964
1993		538	985	55	191		50		666	419	987	3891
1994	477	770		42	42		34	-		419	607	3290
1995	509	305	732		133	60	121		365	419	899	3543
1996	753				57		61		270	419	530	2090
1997	509		376		65		48			208	410	1616
1998	515	1,036	363		229		325		404	207	1047	4126
1999	723									208	316	1248
2000	107				145		70			207	180	709
2001												
2002			706		87						270	1063
TOTAL	5,571	5,013	3,641	931	1,793	882	1,140	1,998	5,964	5,627	11,070	43,630

TOTAL LOCAL AND REGIONAL ALLOCATION OF COST

1. Minor Arterial Streets:

- total construction cost computed
- allocated to districts based on % area
- includes:

Tower Road Himalaya Road Baseline

Colorado Highway #7 Bromley Lane

2. Water Transmission:

- total construction cost computed
- allocated to districts based on % area
- includes:

all transmission mains within minor arterial streets as listed above in 1.

3. Sewer Mains

- total construction cost computed
- allocated to districts based on % area

- includes: sewer outfall line from Lochbuie Sewer Plant to Bromley Lane, along west side of I-76

4. Drainage:

- assumed earthwork cost of \$2,000,000
- allocated to Districts 2, 3, and 4, equally
- includes: filling and grading of sump area east of Himalaya and halfway between Colorado Highway #7 and Baseline Road
- Percent allocations based on area (items 1-3, above)

District	Area (Acres)	Percent of				
1	65.0	2.76%				
2	652.4	27.76%				
3	523.8	22.29%				
4	560.7	23.86%				
5	548.2	23.33%				
-	2350.1 445 7.795.1					



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Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction therefore, are attached hereto as Exhibits C, D, E, F and G, respectively. Additionally, all facilities to be provided by the District shall meet the standards of construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H.



CONSOLIDATED SERVICE PLANS FOR

BROMLEY PARK METROPOLITAN DISTRICT #1

BROMLEY PARK METROPOLITAN DISTRICT #2

BROMLEY PARK METROPOLITAN DISTRICT #3

BROMLEY PARK METROPOLITAN DISTRICT #4

SEPTEMBER 1984

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I. COMBINED SUMMARY OF INFORMATION

Introduction

It is intended that the proposed Bromley Park Metropolitan Districts #1- #4 (hereafter "the Districts") provide, in a cooperative manner, certain essential public-purpose services and/or facilities for the use and benefit of their anticipated inhabitants and taxpavers, all in accordance with the law of the State of Colorado. The Consolidated Service Plans contained herein are submitted in accordance with the provisions of the Special District Control Act, codified in part 2 of article 1 of title 32, Colorado Revised Statutes (hereafter "the Control Act"), and consist of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Except for a description of proposed inter-governmental agreements, the information required by the Control Act will be set forth separately with respect to each District in the Consolidated Service Plans. However, in view of the overall plan for development of the Bromley Park project and the proposed inter-relationship between the Districts, an initial summary and overview will be provided.

Proposed Service Area

The area to be served by the Districts generally consists of the proposed development known as "Bromley Park" (hereafter "the Project"). The Project is anticipated to ultimately consist of approximately 2348.2 acres located in northern Adams County, Colorado, generally between the City of Brighton and Interstate 76. A map showing the Project is attached hereto as General Exhibit A. It should be noted that negotiations are currently underway for annexation of the Project to the City of Brighton.

Proposed Land Use

The Project is intended to primarily comprise single- and multifamily residential development, including appropriate commercial, office and light industrial uses. The map attached as General Exhibit A outlines the current zoning and proposed land use for the Project. The property within the Project is essentially undeveloped at this time.

Facilities to be Provided

The types of services and/or facilities anticipated to be provided by the Districts include the following:

- 1. Park and recreation:
- Sanitation, including sanitary sewer, storm drainage and surface and flood control;
- Streets, including lighting and signalization;
- Television relay and translation;
- 5. Transportation: and
- 6. Water.

Overall sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans are attached hereto as General Exhibits B, C, D, E, and F, respectively.

Park and recreation services and/or facilities to be provided will be covered in the portions of the Consolidated Service Plans dealing with individual Districts.

Television relay and translation and/or transportation services and/or facilities may be provided by the Districts, as authorized by law, pursuant to favorable feasibility studies demonstrating the need for and the ability of the Districts to fund the same. For purposes of the Consolidated Service Plans, it is intended that the separate financing plans provided for each District would include all estimated costs of providing such services and/or facilities.

It is anticipated that potable water and sanitary sewer treatment will be provided by the Bebee draw water and sanitaion district and the Town of Lochbuie, respectively, pursuant to appropriate agreements.

Inter-governmental Agreements

It is intended that the Districts will enter into various intergovernmental agreements among themselves and with other entities in order to most effectively and efficiently provide the services and/or facilities outlined in the Combined Service Plans. The following guidelines will be utilized in the structuring of such inter-governmental agreements:

1. Services and/or facilities of a regional nature which provide common benefits to all the Districts will be jointly funded pursuant to appropriate inter-governmental agreements, pursuant to which Bromley Park Metropolitan District #1 would issue the required bonds, and all the Districts would contract to allocably fund the debt service therefrom on the basis of relative benefits to be determined by the respective Boards of Directors of the Districts. Included in this category would be arterial roadways, regional or community park and recreation facilities, primary water and sanitary sewer delivery and collection facilities and/or costs, overall storm drainage and surface and flood control improvements, unitary television relay and translation facilities, and transporation activities.

- Services and/or facilities of a local nature will be funded and administered by each District individually.
- 3. Bromley Park Metropolitan District #1 will contract, on behalf of the other Districts, with other entities for the provision of potable water and sanitary sewer treatment services, and would administer the costs of such services for all the Districts. Negotiations are currently being held with the Bebee draw water and sanitation district and the Town of Lochbuie, respectively, for such services.

The relative financial obligations of the Districts pursuant to the inter-governmental agreements outlined above are set forth in detail in the separate financing plans provided for each District.

Estimated Costs

The estimated costs of the services and/or facilities to be provided by the Districts are set forth in summary form, by category, in

General Exhibit G. More specific cost data is provided in the portions of the Consolidated Service Plans dealing with individual Districts, including the estimated obligation of each District for joint services and/or facilities.

The costs of organization of the Districts, including legal and engineering services not included as capitalized project costs, is estimated at \$25,000 or less. Ongoing consulting costs are included in the general and specific estimated cost data provided in the Consolidated Service Plans.

Financial Survey

It is intended that the costs of providing the services and/or facilities by the Districts as set forth in the Consolidated Service Plans will be funded by a combination of general obligation bonds, contractual obligations, tap fees and user charges, in accordance with the terms and conditions of the proposed inter-governmental agreements outlined herein and the separate financing plans provided for each District.

General obligation bonds will be issued in accordance with applicable Colorado and federal laws, subject to authorization by the qualified electors, and pursuant to a decision by each respective elected Board of

Directors. Bonds, when issued, will mature in not more than twenty years from the date of issuance, with the first maturity being not less than three years from such date. proposed maximum interest rate will be not more than 18%, and the maximum discount not more than 6%. Capitalization of up to two years' interest, and the establishment of a reserve fund of up to one years' interest, will be utilized as necessary. The amount, rate, terms and timing of the bonds will be determined by the respective Boards of Directors of the Districts in the context of market conditions which may exist from time to time. Accordingly, the assumptions contained in the financing plans are subject to change based upon such market conditions.

The amount of authorization to incur indebtedness to be submitted to the qualified electors of each District for their approval will be greater than the amount expected to be issued as shown in the financing plans provided for each District in order to allow for inflation, unforeseen contingencies, increases in costs and other factors not within the control of the Districts. Such amounts are set forth in the separate financing plans for each District.

Management

Organizers of these proposed Districts, professional business persons and developers, are committed to the professional operation and management of these Districts and to the development of a quality utility system.

The District Board of Directors will employ professionals in a management Team to assure the effective and efficient operation of this District. The Team will include at a minimum a manager, an engineer and an attorney knowledgeable in District operations and law. The Board will adopt rules and regulations which will assure the proper operation of the system. District policies will be established to set quidelines for consumer relationships which will be supported by proper communication with the District's customers. The Board will meet on a regular basis to monitor the operation and management of the District.

The Directors will adopt engineering standards which will utilize the American Water Works Association engineering guidelines as a minimum standard. These engineering standards will not only apply to the construction of the District facilities performed under the direction of the Board, but will apply to all

developers and contractors building and working within the District service area.

Consumers shall have access to the business office of the Districts during normal business hours and shall have available to them an emergency number for the non-business hours. It is the commitment of the organizers to provide water and sewer service and other permitted services to their users on a dependable and cost effective basis.

The District's water and sewer rates will be determined by the operation and maintenance costs. The financial structure of the District sets for the following income/expense allocation.

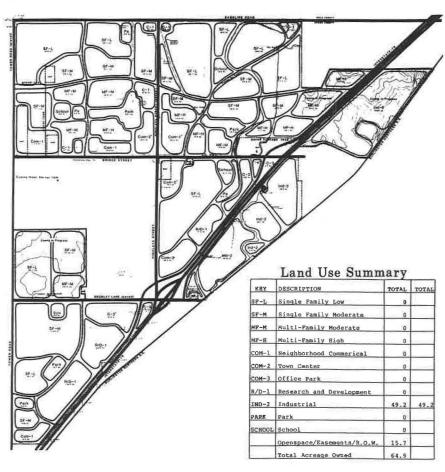
Water/Sewer User Fees: Maintenance/Operation

Water/Sewer Tap Fees: Debt Service

Mill Levy (Ad Valorem taxes):
Debt Service

The District's fees and charges will be reviewed annually by the Directors to assure the District remains in a strong and financially viable condition.

EXHIBIT A



BROMLEY PARK METROPOLITAN DISTRICT#1

Existing Conditions

Proposed Bromley Park Metropolitan District #1 (hereafter "District #1")does not contain any developed ground. District #1 has no resident population. The assessed valuation of District #1 is \$1,800.

Proposed Land Use

The projected development use of District $\sharp 1$ is industrial. The projected population of District $\sharp 1$ is zero^[1]. The projected daytime employment population of District $\sharp 1$ is $536^{[2]}$. The projected assessed valuation for District $\sharp 1$ is \$7,680,000 (see Page II-10)

- [1] RESIDENT POPULATION RATIOS*
 S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department
- [2] DAYTIME POPULATION RATIOS
 Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #1

A parcel of land located in the Northeast Quarter of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 11; THENCE S00°10'01"E along the easterly line of said Section 11 a distance of 2,229.10 feet;

THENCE S49°53'40"W a distance of 681.69 feet to the centerline of an easement as described in Book 353 at Page 274, Adams County Records;
THENCE N38°20'30"W along the centerline of said easement a distance of 1,811.22 feet to the southwesterly right-of-way of Interstate Highway No. I-76;
THENCE along said southwesterly right-of-way of Interstate Highway I-76 the

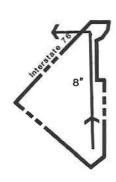
- N38°54'39"E along a line tangent to the following described curve a distance of 925.36 feet;
- 2) THENCE along the arc of a curve to the right having a central angle of 07°17'17", a radius of 5,619.70 feet, a chord bearing N42°33'17"E a distance of 714.34 feet, and an arc length of 714.82 feet to the northerly line of said Section 11;

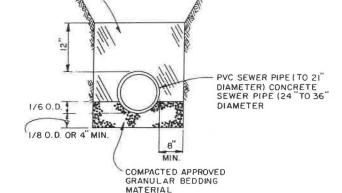
THENCE N89°51'38"E along said northerly line, which is non-radial to the last described curve, a distance of 574.16 feet to the northeast corner of said Section 11 and the POINT OF BEGINNING.

Said parcel contains 64.984 acres, more or less.

following two (2) courses:

EXHIBIT C



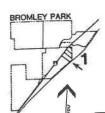


HAND COMPACTED APPROVED ORDINARY BACKFILL

LEGEND:

=== District Boundary

- Sanitary Sewer Main & Trunks

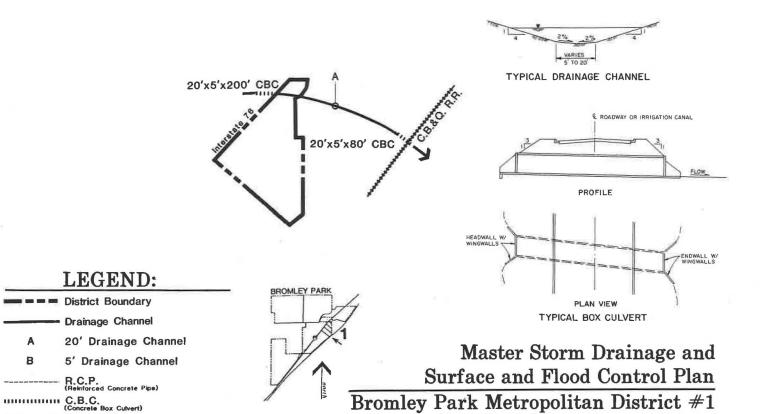


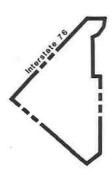
TYPICAL TRENCH INSTALLATION SANITARY SEWER MAIN

Master Sanitary Sewer Plan

Bromley Park Metropolitan District #1

EXHIBIT D





LEGEND:

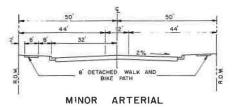
District Boundary

Minor Arterial

Major Collector

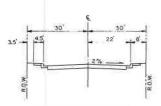
Minor Collector







MAJOR COLLECTOR

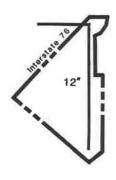


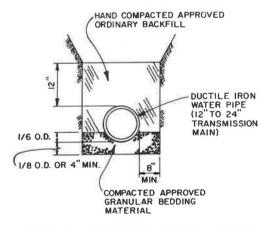
MINOR COLLECTOR

Master Street Plan

Bromley Park Metropolitan District #1

EXHIBIT F





TYPICAL TRENCH INSTALLATION WATER MAIN

LEGEND:

District Boundary

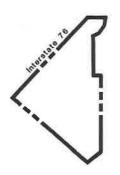
Water Main



Master Water Plan

Bromley Park Metropolitan District #1

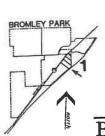
EXHIBIT G



LEGEND:

=== District Boundary

Parks & Recreation



Master Parks and Recreation Plan
Bromley Park Metropolitan District #1

EXHIBIT H

Bromley Park Metropolitan District #1

- 0.5	STREETS			WAT	ER	SEW	SEWER		NAGE			
YEAR	Region Artr.	Maj.	Dist. Minor Coll.	Region	Dist.	Region	Dist	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
1985				14		21			500	2.0	182	717
1986	11										4	15
1987	13			2							5	20
1988												
1989	2										1	3
1990					86	2					30	118
1991	15			7							7	29
1992												
1993				2							1	3
1994	14			1							5	20
1995	14					2					5	21
1996	21										7	28
1997	14										4	18
1998	15										5	20
1999	20										7	27
2000	3										1	4
2001												
2002												
TOTAL	134			26	86	25			500		264	1,043

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park - Regional Responsibility And District #1 **Estimated Financial Plan**

Year	Assessed Value[1]		Tax Revenue[4]		Sur- Charge Income(&)		Available From Taxes I & Surcharges		Interest Earned on Capitalized Interest[9]	Cumulative	Total Available Revenue	Grand Total G.O. Debt Service(18)	Genera and Admin.[11]	Operation and Maint.(12)	Total Required Payments	Annua: Surplus	Cumulative Surplus	Yea:
1984	65,300		0	G	0	0	8				0	0			Q	ē	0	1984
1985	150,000	6.40	960	32	24,568	614	26,174	245,300	36,795	0	308,269	122,650	15:000	20,000	157,650	150,619	150,619	19857
1986	250,000	6.40	1:600	53	47,192	1,180	50,025	245,300	49,060	15,362	359,447	245,300	15,750	20,000	281,050	78,397	229,016	1986
1987	1,032,500	6.40	6,608	220	80,467	2,012	89,307	245,300	24,530	22,902	382,039	250,300	16,538	20,000	286+638	95,201	324,217	1987
1988	2,922,500	6.40	18,704	623	99,171	2,479	120.978	203,500	30,525	32,422	387,424	356,500	17,364	20,000	393,864	(6,440)	317,777	1988
1989	6,590,737	6.40	42:181	1,406	108,744	2,719	155,049	203,500	40,700	31,778	431,027	462,150	18,233	20,000	500,383	(69,356)	248,422	1989
1990	11,842,159	6.40	75,790	2,526	141,545	3,539	223,400	203,500	20,350	24.842	472.092	470,500	19.144	20,000	509,644	(37,552)	210.870	1990
1991	18,819,640	6.40	120,446	4,015	160,851	4.021	289,333	305,800	30,580	21,087	646,800	492,750	20,101	20,000	532,851	113,948	324,818	1991
1992	27,842,267	6.40	178,191	5,940	189,307	4,733	378,170	305,800	20,387	32,482	736 . 838	502,250	21,107	27,842	551,199	185,64C	510,458	1992
1993		9,40	360,314	12,010	253,197	6,330	631,852			51,046	682,898	668,275	22:162	38 - 331	728,768	(45,871)	464,587	1993
1994	50,767,875	9.40	477,218	15,907	264,657	6,616	764,399	329,450	32,945	46,459	1,173,252	876,550	23,270	50,768	950,588	222,665	687:252	1994
1995	66,664,777	9.40	626,649	20,888	315,041	7.876	970,454	329,450	21:963	68,725	1,390,593	1,109,775	24,433	66,665	1,200,873	189,720	876,971	1995
1996	83,458,885	9.40	784,514	26,150	378,850	9,471	1,198,985			87.697	1,286,682	1,428,850	25,655	83,459	1,537,964	(251,282)	625,690	1996
1997	102,898,374	9,40	967,245	32,241	429,910	10,748	1,640,144			62,569	1.502,713	:,568,300	26,938	102,898	1,698,136	(195:423)	430,266	1997
1998	124,412,626	9.40	1,169,479	38,983	410,526	10,263	1,629,250			43,027	1,672,277	1,732,150	28,285	124,413	1,884,847	(212,570)	217,696	1998
		9.40	1,386,318	46,211	511,780	12,795	1,957,103			21,770	1,978,873	1,864,450	29.699	147,481	2,041,630	(62,757)	154,939	1999
		9.40	1,604,284	53,476	294,713	7,368	1,959,840			15,494	1,975,334	1,889,450	31,184	170,668	2,090,302	(114,968)	39,971	2000
	195,109,823	9.40	1,834,032	61,134	228,551	5.714	2,129,431			3,997	2,133,428	1,937,550	32,743	195,110	2,165,403	(31,974)	7,997	2001
		9.40	1,990,512	66,350	223,318	5,583	2,285,763			800	2,286,563	1,607,900	34.380	211,757	1,854,037	432,526	440,523	2002
		9,40	2,122,358	70,745	101,997	2,550	7:297:650			44.052	2,341,702	1,639,650	36,099	225,783	1,901,532	440,170	880,693	2003
	240,147,326	9.40	2,257,385	75,246	41,788	1,045	2,375,464			88:069	2,463,533	1,700,950	37,904	240,147	1,979,002	484,531	1,365,224	2004
		9,40	2,347,422	78,247	3	5	2,425,669			136.522	2,562,192	1,722,400	39,799	249,726	2,011,925	550,267	1,915,491	2005
	255,534,281	6.40	1,635,419	54,514	0	0	1,689,933			191,549	1,881,482	1,481,750	41,789	255,534	1,779,074	102,409	2,017,899	2008
		6.40	1,635,419	54,514	0	£	1,689,933			201,790	1,891,723	1,486,500	43,879	255,534	1.785,913	105,810	2,123,710	2567
	255,534,281	6.40	1,635,419	54,514	£.	0	1,689,933			212.371	1,902,304	1,506,350	46,073	255.534	1,807,957	94,347	2,218,057	2008
		6_40	1,635,419	54,514	12	n	1,689,933			221,806	1,911,739	1,568,550	48.376	255 - 534	1.872.461	39,278	2,257,335	2909
	255,534,281	6.4D	1.635.419	54.514	9	0	1,689,933			225.734	1.915.667	1,082,050	50,795	255,534	1,388,380	527:287	2,784,622	2010
	255,534,281	6.40	1.635.419	54,514	2	1	1,689,933			278,462	1,968,396	1,070,150	53,335	255,534	1.379,019	589:376	3,373,999	2011
	255,534,281	6.4C	1,635,419	54.514	0	9	1,689,933			337,400	2,027,333	710,000	56.002	255,534	1,021,536	1,005,797	4,379,796	2012
		6.40	1,635,419	54.514	8	0	1,689,933			437,980	2,127,913	444,000	58,802	255,534	758,336	1,369,577	5,749,372	2013
	255,534,281	2.00	511:069	17,036	0	ū	528,104			574,937	1,103,041	D	61,742	255.534	317.276	785.765	6,535,137	2014
	255,534,281	2.00	511,069	17,036	0	9	528,104			653,514	1,181,618	J	64,829	255,534	320,363	861,255	7,396,392	2015
	255,534,281	2.00	511.069	17,036	0	2	528,104			739 639	1,267,743	0	68,071	255,534	323,605	944,139	8,340,530	2016
	255,534,281	2.00	511,069	17,036	3	0	528,104			834,053	1,362,157	0	71.474	255,534	327.008	1,035,149	9,375,679	2017
	255,534,281	2.00	511:069	17,036	8	0	528 - 104			937,568	1,465,672	0	75 - 048	255,534	330,582	1,135,090	10,510,769	2018
Totals		6.90			\$4,306,173							\$31,997,000			38,669,997			Totals

[1] Estimated Assessed Value Based on Absorbtion Projections for all classes of Development.

[2] 1984 Assessed Value of property.

[3] Estimated Mill Levy to be imposed by the District in each year.

[4] Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.

[5] Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.

[6] Estimated Water and Sewer Surcharge income from all classes of development according to each Districts share.

[7] Interest Earnings on Water and Sewer Surcharge income has been calculated at 10.00% for a period of 3 months.

[8] Capitalized Interest has been included for each bond issue scheduled.

[9] Interest Earnings have been calculated at 10,00% per annum. [10] Estimated Total G. O. Debt payments for all scheduled issues.

The District plans to authorize a total of \$23,356-000 in General Obligation Debt.

[11] General and Administrative cost for the District has been increased 5.00% per year.
[12] Operation and Maintenance of common District areas is estimated at 1 Mill per year.

Bromley Park - Regional Responsibility And District #1 Estimated Bond Issues

	1985 [ssue \$2,230,000				1988 Issue \$1,850,000				1993 Issue \$2,780,000				1995 Issue %2,995,000				
Year	Principa) Payment	Interest Rate	Interest Payment	Annua i Paysent	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principai Payment	Interest Rate	Interest Payment	Annua i Payment	Principal Payment	Interest Rate	Interest Payment	Annua i Payment	Year
1984 1985 1986 1987 1998 1999 1991 1992 1993 1995 1997 2006 2001 2001 2002 2003 2004 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2006 2007 2007	5,000 10,000 15,000 21,000 40,000 50,000 100,000 150,000 200,1000 250,000 300,000 320,000 350,000	11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X 11.000X	122,650 245,300 245,360 244,750 243,650 235,400 235,400 275,900 212,300 212,300 213,500 145,300 145,300 39,600	122,650 245,300 250,300 254,750 256,650 265,600 277,800 265,400 269,900 342,300 342,300 342,300 443,300 443,300 443,300 443,300	5,000 10,000 15,000 20,000 40,000 10,000 100,000 120,000 140,000 140,000 200,000 221,000 240,000 240,000 240,000 240,000 240,000	11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X 11.00X	101,750 203,500 202,7550 201,650 201,650 209,200 193,600 167,000 154,000 136,400 136,400 111,200 79,208 55,000 28,400	101-75:2 203-500 208-560 212-758 216-655 220-200 233-600 253-600 278-200 278-200 279-200 279-200 279-200 279-200 279-200 279-200 279-200 279-200 279-200 279-200	5,000 10,000 25,000 40,000 50,000 100,000 150,000 175,000 275,000 275,000 350,000 350,000 475,000	:1.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	153,175 305,250 304,150 301,410 271,500 283,250 272,250 224,750 224,750 181,500 154,000 85,250 46,750	156, 175 315, 250 329, 150 341, 400 346, 500 363, 250 372, 250 411, 250 431, 250 431, 500 454, 400 454, 400 455, 250 471, 750	5,000 13,000 15,000 50,000 50,000 75,000 100,000 140,000 175,000 200,000 275,000 300,000 350,000 400,000	11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	144, 725 329, 450 327, 480 327, 480 323, 480 323, 480 309, 650 244, 990 251, 980 251, 980 210, 450 183, 450 187, 990 87, 590 44, 900	164 - 725 334 - 450 338 - 790 342 - 800 373 - 1400 372 - 900 427 - 500 427 - 500 428 - 450 450 -	1988-1988-1988-1988-1988-1988-1988-1988
Totals	\$2,230,000	11.00%	3,231,250	\$5,461,250	\$1,850,000	11,00%	2.715.350	\$4,565,350	\$2,780,000	11.00%	\$3.734,225	\$6,514,225	\$2,995,000	11.00%	\$4.558,675	\$7,553,675	Totals
	Construction and Engineering Capitalized Interest (3 Years) Underwriting Discount Other Issuing Expenses		1985 \$1:388.175 Construction and Engineering \$735.900 Capitalized Interest (3 Years) \$78.050 Underwriting Discount \$27.075 Other Issuing Expenses			\$610,500 \$64,750		Interest (2 Discount				rs)	1995 \$2,193,838 \$658,900 \$104,825 \$37,438				
		********	Totals	\$2,230,000	**********		Totals	\$1,850,000	***********	********	Totals	\$2,780,000		**********	Totals	\$2,995,000	
	Interest Earnings on Const. funds \$134.162 Interest Earnings on Const. funds Total Available for Const. \$1,522,337 Total Available for Const.				\$94,142 Interest Earnings on Const. funds \$1,7245,767 Total Available for Const.				\$196,806 Interest Earnings on Const. funds \$2,233,156 Total Available for Const.				\$224,919 \$2,418,757				

Bromley Park Regional Responsibility And District #1 Estimated Bond Issues

	1996 Issue \$1,640,000				1998 Issue \$1,890,000				Grand Total	
Year	Principal Payment	Interest Rate	Interest Payment	Annua I Paysent	Principal Payment	Interest Rate	Interest Payment	Annua: Payment	Debt Service	Year
1984					MC18800			- investment	9	1984
1985									122,65G	1989
1986									245,300	198
1987									250,300	198
1988									356,500	1980
1989									462,150	1989
1990									470,500	1991
1991									492,750	199
1992									502,250	1992
1993									668,275	1993
1994									876,550	1994
1995									1,109,775	1999
1996		11.00%	90,200	90,200					1,428,850	1998
1997		11.COX	180,400	180,400					1,568,300	199
1998	5,000	11.00%	180,400	185,400		11.00%	103,950	103,950	1,732,150	1998
1999	10,000	11.00%	179,650	189,850	5,000	11.00%	207,900	212,700	1,864,450	1999
2000	15.000	11.00%	178,758	193,750	15,000	11.00%	207,350	222,350	1,888,450	2000
2001	25,000	11.00%	177,100	202,100	25,000	11.00%	205,700	230,700	1,937,550	2001
2002	50,000	11.00%	174,350	224,350	50,000	11.00%	202,950	252,950	1,607,900	2002
2003	75,000	11.00%	168,850	243,850	75,000	11.00%	197,450	272,450	1,637,650	2003
2003	100,000	11.00%	160,600	260,600	100,000	11.00%	167,200	289,200	1,700,950	2004
2005	120,000	11.00%	149,600	269.600	125,000	11.00%	178,200	303,200	1,722,400	2005
2006	150,000	11.00%	136,400	286,400	150,000	11.00%	164,450	314,450	1,481,750	2004
2007	160,000	11.00%	119,900	279,900	180,000	11.00%	147,950	327,950	1,484,500	2007
2008	180,000	11.00%	102,300	282,300	200,000	11.00%	128,150	328,150	1,506,350	2000
2009	225,000	11.00%	82,500	307,500	225,000	11.00%	106,150	331,150	1,568,550	2009
2010	250,000	11.00%	57,750	307,750	240,000	11.00%	81,400	321,400	1,082,050	2010
2011	275,000	11.00%	30,250	305,250	250:000	11.00%	55,000	305,000	1,070,150	2011
2012	2131000	11.002	301230	3031230	250 , 000	11.00%	27,500	277,500	710,000	2012
2013					2301000	11.004	279300	2111300	444,000	2013
2014									0	2014
2015									0	2015
2015									0	2016
2017									0	2017
2010										2018
otals	\$1,640,000	11.00%	5Z,169,20D	\$3,807,200	\$1,890,000	11.00%	\$2,203,300	\$4,093,300	\$31,997,000 Grand Total	Totals
				1996				1998	All Issues	
	Construction a		ing		Construction		ing	\$1,800,225	\$10,132,313	
	Capitalized I				Capitalized 1			\$0	\$2,616,900	
	Inderwriting (Underwriting			\$66,150	\$468,475	
	Other Issuing	Expenses		\$20,500	Other Issuing	Expenses	·	\$23,625	\$167,313	
			Totals	\$1,640,000			Totals	\$1,890,000	\$13,385,000	
	Interest Earni	nas an Cans	t tunds	\$112,149	Interest Earn	inos an Cans	t. funds	\$154,656	\$916,836	

Bromley Park Metropolitan District #2 Table of Contents

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Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B, B-1.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction therefore, are attached hereto as Exhibits C, C-1; D, D-1; E, E-1; F, F-1; G, G-1; respectively. Additionally, all facilities to be provided by the District shall meet the standards on construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

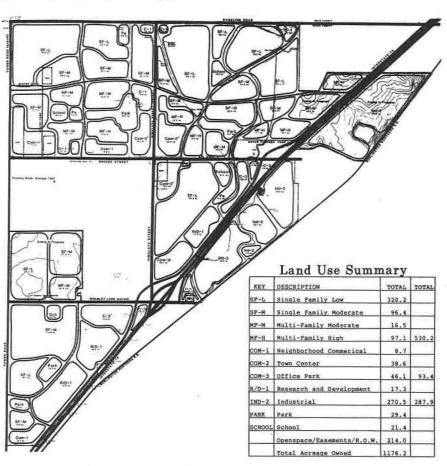
Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H, H-1.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H, H-1.

EXHIBIT A



BROMLEY PARK METROPOLITAN DISTRICT#2

Existing Conditions

Proposed Bromley Park Metropolitan District #2 (hereafter "District #2") is currently zoned P.U.D. with the exception of 234.6 acres (zoning in progress). The dominant use is agricultural. District #2 has a resident population of approximately 4 (four). The assessed valuation of District #2 is \$32,800.

Proposed Land Use

The projected development use of District #2 is industrial, commercial, office, single-family residential and multi-family residential. The projected population of District #2 is 12,610^[1]. The projected daytime employment population of District #2 is 6962^[2]. The projected assessed valuation for District #2 \$114,400,000 (see Page III-18).

- [1] RESIDENT POPULATION RATIOS*
 S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department
- [2] DAYTIME POPULATION RATIOS
 Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #2

PARCEL A

A parcel of land located in a part of Section 1, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 1;

THENCE NO0 °47'35"W along the westerly line of said Section 1 a distance of 424.74 feet to the POINT OF BEGINNING;

THENCE continuing N00°47'35"W along the westerly line of said Section 1 a distance of 94.91 feet to the southeasterly right-of-way of Interstate Highway No.

1-76; THENCE N47°59'56"E along said southeasterly right-of-way a distance of 4,144.32 feet to the northerly line of the South One-half of the South One-half of the

Northeast Quarter of said Section 1; THENCE N89°42'52"E along the northerly line of the South One-half of the South One-half of the Northeast Quarter of said Section 1 a distance of 1,659.78 feet to the westerly right-of-way of the Chicago, Burlington and Quincy Railroad; THENCE along said westerly right-of-way the following two (2) courses:

- \$35°55'22"W a distance of 3,720.92 feet along a line tangent to the following described curve;
- THENCE along the arc of a curve to the right having a central angle of 00°39'34", a radius of 30,972.91 feet, a chord bearing S36°16'09"W a distance of 356.48 feet, and an arc length of 356.48 feet to the southerly line of said Section 1;

THENCE S89 *58'30"W along the southerly line of said Section 1 a distance of 377.71 feet to the southeast corner of a parcel of land as described in Book 2405 at Page 263, Adams County Records;

THENCE along the easterly and northerly boundary of said parcel the following three (3) courses:

- N66°00'44"W a distance of 1,271.90 feet to the northeasterly corner of said parcel;
- 2) THENCE S50°24'00"W a distance of 141.21 feet;
- THENCE S89°43'55"W a distance of 694.86 feet to the POINT OF BEGINNING.

Said Parcel A contains 154.781 acres, more or less.

PARCEL B

A parcel of land located in a part of Section 1 and a part of the Southeast Quarter of Section 2, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 1, said corner also being the Southeast Corner of said Section 2;

THENCE No0°47'35"W along the westerly line of said Section 1, said line also being the easterly line of said Section 2, a distance of 779.50 feet to the POINT OF BEGINNING;

THENCE S89°51'38"W a distance of 2,288.64 feet;

THENCE N40 49'38"E a distance of 600.00 feet;

THENCE N75°59'11"E a distance of 1,683.30 feet;

THENCE N42°12'25"E a distance of 300.00 feet;

THENCE N12°42'25"E a distance of 200.00 feet to the easterly line of said Section 2, said line also being the westerly line of said Section 1;

THENCE Noo 47'35"W along said Section line a distance of 569.02 feet to the East Quarter Corner of said Section 2, said corner also being the West Quarter Corner of said Section 1;

THENCE N89°46'16"E along the northerly line of the Southwest Quarter of said Section 1 a distance of 778.15 feet;

THENCE N24°18'43"E a distance of 721.64 feet to the northerly line of the South One-half of the South One-half of the Northwest Quarter of said Section 1;

THENCE N89°43'10"E along the northerly line of the South One-half of the South One-half of the Northwest Quarter of said Section 1 a distance of 1,733.16 feet to the northwesterly right-of-way of Interstate Highway No. I-76;

THENCE S48°00'14"W along said northwesterly right-of-way a distance of 3,744.62 feet to the westerly line of said Section 1, said line also being the easterly line of said Section 2;

THENCE S00°47'35"E along said Section line a distance of 6.13 feet to the POINT OF BEGINNING.

Said Parcel B contains 99.079 acres, more or less.

PARCEL C

A parcel of land located in a part of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 11;

THENCE NO0°13'14"W along the westerly line of said Section 11 a distance of 162.33 feet to the POINT OF BEGINNING;

THENCE continuing N00°13'14"W along the westerly line of said Section 11 a distance of 4,229.98 feet;

THENCE N89°51'38"E a distance of 551.78 feet;

THENCE NO0°13'14"W a distance of 884.84 feet to the northerly line of said

THENCE N89°51'38"E along said northerly line a distance of 522.02 feet;

THENCE S00 °06'05"E a distance of 50.00 feet:

THENCE along the westerly, southerly and easterly boundary of a parcel as described in Book 572 at Page 417, Adams County Records, the following three (3) courses:

- 1) S00 06'05"E a distance of 208.70 feet:
- 2) THENCE N89°51'38"E a distance of 208.70 feet;
- THENCE N00°06'05"W a distance of 208.70 feet to the southerly rightof-way of Colorado State Highway No. 7;

THENCE NO0 °06'05"W a distance of 50.00 feet to the northerly line of said Section 11;

THENCE N89°51'38"E along said northerly line, a distance of 2,976.96 feet to the northwesterly right-of-way of Interstate Highway No. I-76;

THENCE along said northwesterly right-of-way the following three (3) courses:

- 1) S06°05'21"E a distance of 143.10 feet;
- THENCE S38°54'39"W a distance of 6,549.88 feet;
- THENCE N51°04'48"W a distance of 181.09 feet to the POINT OF BEGINNING.

Said parcel contains 259,058 acres, more or less.

PARCEL D

A parcel of land located in a part of Section 11, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING at the Northeast Corner of said Section 11:

THENCE S00°10'01"E along the easterly line of Section 11 a distance of 2,229.10

THENCE S49°53'40"W a distance of 681.69 feet to the POINT OF BEGINNING; THENCE continuing S49°53'40"W a distance of 1,521.39 feet to the northeasterly corner of a parcel as described in Book 44 at Page 260, Adams County Records; THENCE along the northeasterly and northwesterly boundary of said parcel the following two (2) courses:

- N40°06'20"W a distance of 50.00 to the northwesterly corner of said parcel;
- THENCE S49°53'40"W along a line non-tangent to the following described curve a distance of 1,434.13 feet;

THENCE along the arc of a curve to the right having a central angle of 32°58'03", a radius of 181.20 feet, a chord bearing N86°56'04"W a distance of 102.83 feet, and an arc length of 104.26 feet to a point of reverse curve;

THENCE along the arc of a curve to the left having a central angle of 119°53'44", a radius of 57.86 feet, a chord bearing S49°36'06"W a distance of 100.16 feet, and an arc length of 121.07 feet;

THENCE S10°20'48"E along a line tangent to the last described curve and the

following described curve a distance of 37.87 feet;

THENCE along the arc of a curve to the right having a central angle of 27°18'53", a radius of 107.79 feet, a chord bearing S03°18'39"W a distance of 50.90 feet, and an arc length of 51.39 feet to the northwesterly boundary of a parcel as described in Book 44 at Page 260, Adams County Records;
THENCE along the northwesterly and southwesterly boundary of said parcel the

THENCE along the northwesterly and southwesterly boundary of said parcel th following two (2) courses:

- S49°53'40"W along a line non-tangent to the last described curve a distance of 336.95 feet to the southwesterly corner of said percel;
- THENCE S40 °06'20"E a distance of 50.00 feet to the southeasterly corner of said parcel;

THENCE S49°53'40"W a distance of 467.73 feet to the southerly line of said Section 11;

THENCE N89°27'16"W along the southerly line of said Section 11 a distance of 125.82 feet to the southeast corner of a parcel as described in Book 773 at Page 499, Adams County Records;

THENCE along the easterly and northerly boundary of said parcel the following two (2) courses:

- N00°32'44"E a distance of 238.00 feet to the northeast corner of said parcel;
- 2) THENCE N89°27'16"W a distance of 264.00 feet to the northwest corner of said parcel:

THENCE S00°32'44"W along the westerly boundary of parcels as described in Book 773 at Page 499 and Book 47 at Page 127, Adams County Records, a distance of 238.00 feet to the southwest corner of the parcel as described in Book 47 at Page 127, Adams County Records, along the southerly line of said Section 11; THENCE N89°27'16"W along the southerly line of said Section 11 a distance of 625.69 feet to the southeasterly right-of-way of Interstate Highway No. I-76; THENCE along said southeasterly right-of-way the following two (2) courses:

- N51°06'16"W a distance of 191.25 feet;
- THENCE N38°54'39"E a distance of 5,044.24 feet to the centerline of an easement as recorded in Book 353 at Page 274, Adams County Records;

THENCE S38°20'30"E along the centerline of said easement a distance of 1,811.22 feet to the POINT OF BEGINNING.

Said parcel contains 139,500 acres, more or less.

District No. 2 encompasses Parcels A, B, C and D, with a total of $652.418\,\mathrm{acres},$ more or less.

EXHIBIT B-1

LEGAL DESCRIPTION Bromley Park Metropolitan District #2

A part of Section 2, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 2;
THENCE N89°49'28"E along the northerly line of said Section 2 a distance of 5,263.57 feet to the Northeast Corner of said Section 2;
THENCE S00°47'35"E along the easterly line of said Section 2 a distance of 2,900.00 feet;
THENCE S12°42'25"W a distance of 200.00 feet;

THENCE S42°12'25"W a distance of 300.00 feet; THENCE S75°59'11"W a distance of 1,683.30 feet;

THENCE S40 °49'38"W a distance of 600.00 feet to the westerly boundary of the Speer Canal;

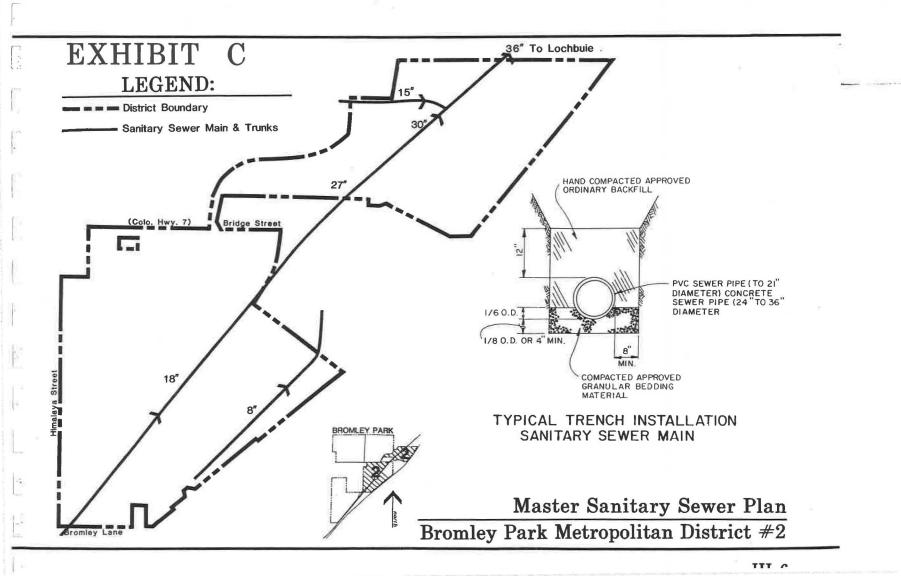
THENCE along the westerly boundary of the Speer Canal the following three (3) courses:

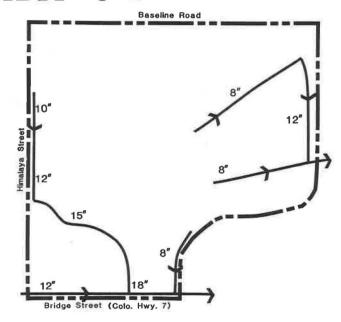
- 1) Continuing S40 °49'38"W a distance of 7.47 feet;
- 2) THENCE S15°25'38"W a distance of 563.40 feet;
- THENCE S10°32'52"E a distance of 234.94 feet to the southerly line of said Section 2;

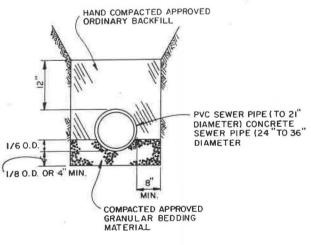
THENCE S89°51'38"W along said southerly line a distance of 2,866.42 feet to the westerly line of said Section 2;

THENCE NO0°37'52"W along the westerly line of said Section 2 a distance of 4,949.54 feet to the POINT OF BEGINNING.

Said parcel contains 523.789 acres, more or less, including apparent right-of-way for Baseline Road along the northerly line of said Section 2.







TYPICAL TRENCH INSTALLATION SANITARY SEWER MAIN

LEGEND:

District Boundary

Sanitary Sewer Main & Trunks



Master Sanitary Sewer Plan
Bromley Park Metropolitan District #2

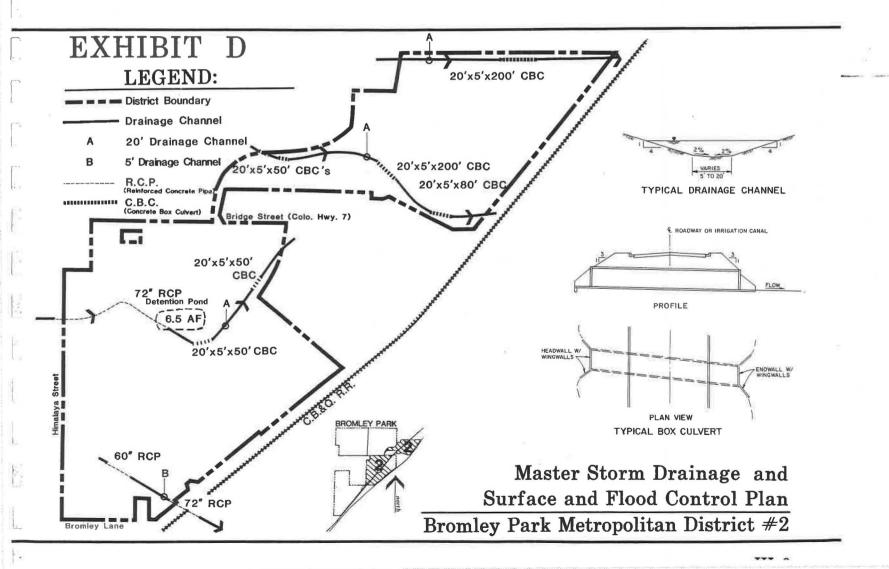
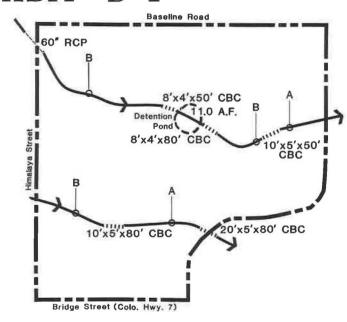
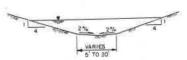
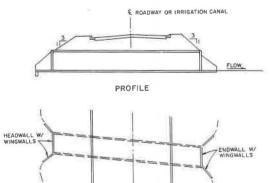


EXHIBIT D-1





TYPICAL DRAINAGE CHANNEL



PLAN VIEW
TYPICAL BOX CULVERT

LEGEND:

District Boundary

Drainage Channel

20' Drainage Channel

B 5' Drainage Channel

----- R.C.P.
(Reinforced Concrete Pipe)

(Concrete Box Culvert)



Master Storm Drainage and Surface and Flood Control Plan

Bromley Park Metropolitan District #2

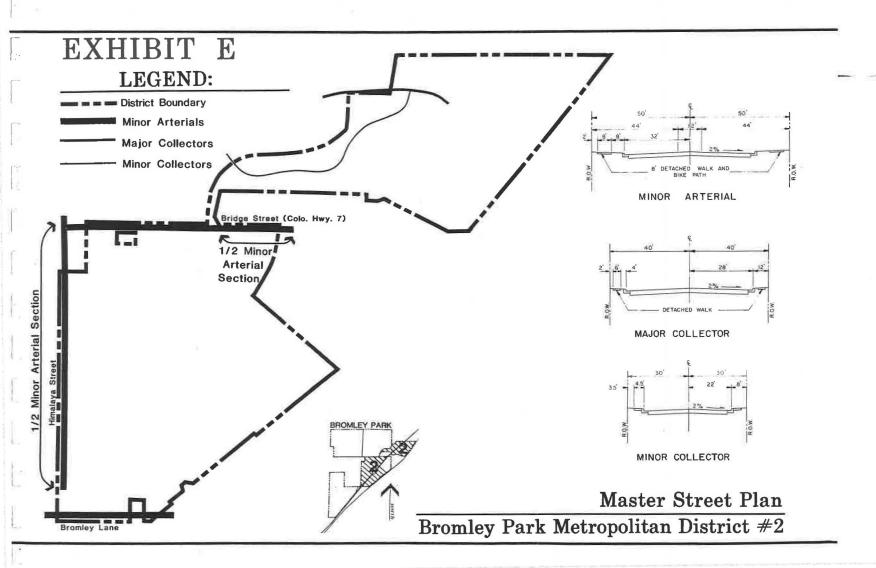


EXHIBIT E-1



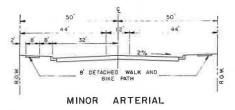


=== District Boundary

Minor Arterial

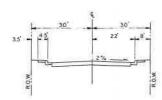
Major Collector

- Minor Collector



20 40 40 40 12 2% DETACHED WALK

MAJOR COLLECTOR



MINOR COLLECTOR

Plan Master Street Plan

Bromley Park Metropolitan District #2

TTT 11

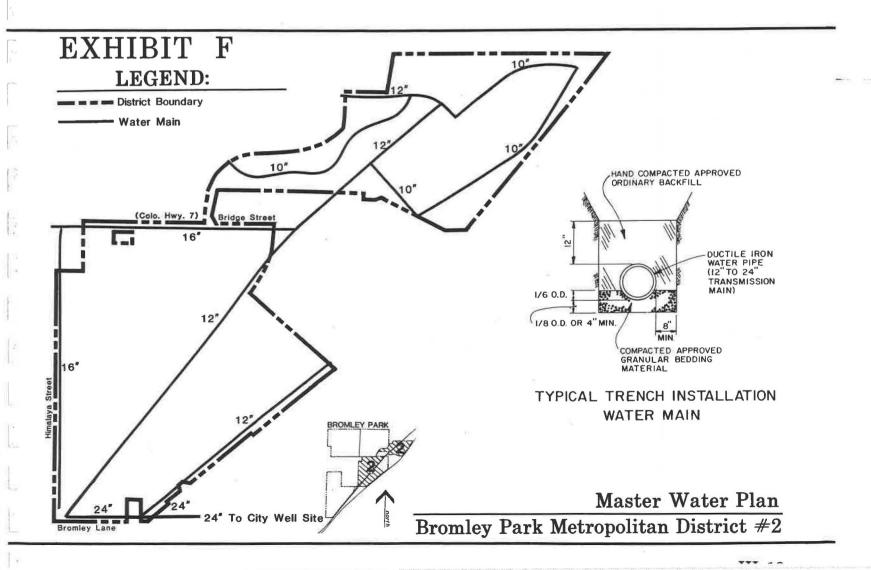
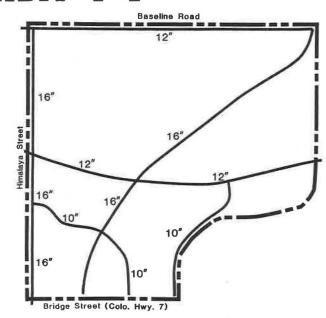
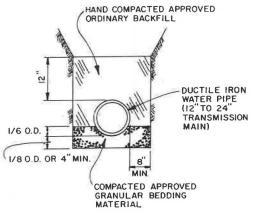


EXHIBIT F-1





TYPICAL TRENCH INSTALLATION WATER MAIN

LEGEND:

= District Boundary

- Water Main



Master Water Plan

Bromley Park Metropolitan District.#2

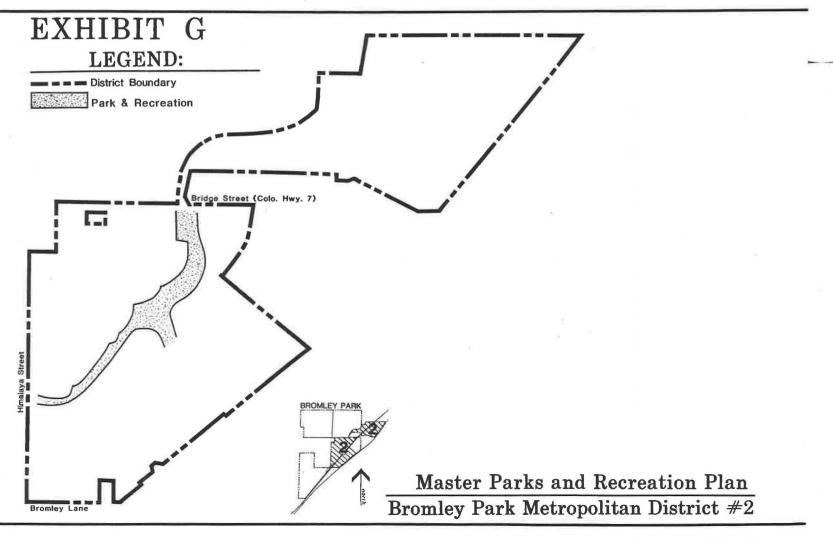


EXHIBIT G-1



LEGEND:

=== District Boundary

Parks & Recreation



Master Parks and Recreation Plan
Bromley Park Metropolitan District #2

EXHIBIT H

Bromley Park Metropolitan District #2

11	S	TREETS		WAT	ER	SEW	ER	DRA	INAGE			
YEAR	Region Artr.		Dist. Minor Coll.	Region	Dist.	Region	Dist.	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
1985			1	137		207			785		384	1513
1986	118								220	335	229	902
1987	124	297		23	114		81		900	335	637	2511
1988									548	108	223	879
1989								166		108	93	367
1990					259	21		167			152	599
1991	208			71				166			151	596
1992								167			57	224
1993			354	15	48						142	559
1994	132			12							49	193
1995	142		198		28	17					131	516
1996	209										71	280
1997	142										48	190
1998	143						55				67	265
1999	201										68	269
2000	29						70	-			34	133
2001												
2002												
TOTAL	1,448	297	552	258	449	245	206	666	2,453	886	2,536	9,996

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

EXHIBIT H-1

Bromley Park Metropolitan District #2

9	S	TREETS		WAY	TER	SE	WER	DRA	INAGE			
YEAR	Region Artr.		Dist. Minor Coll.	Region	Dist.	Region	Dist.	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
1985				110		166					94	370
1986	95										32	127
1987	100	225		19	21						124	489
1988		108	311		60		83		393		325	1280
1989	167	1364			210		11	166	451	533	986	3888
1990		177	168		58	17	174	167		641	477	1879
1991	117	193		57	36			166		534	375	1478
1992							82	167	75	108	147	579
1993			175	12	27						73	287
1994	106			9							39	154
1995	113					13					43	169
1996	168										57	225
1997	113										38	151
1998	114										39	153
1999	162										55	217
2000	24										8	32
2001												
2002							7					
TOTAL	1,279	2,067	654	207	412	196	350	666	919	1,816	2,912	11,478

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.



Bromley Park - Metropolitan District #2 Estimated Financial Plan

						Interest												
				Interest		Earned On	Total		Interest	Interest		Grand						
				Earned On	Sur-	Sur-	Available		Earned an	Earned on	Total	Total	General	Operation	Tota!			
	Assessed	4(1)	Tax	Tax	Charge	Charge		Capitalized			Available	5.0. Debt	and	and	Required	Annua I	Cumulative	
Year	Value[1]	Levy[3]	Revenue[4] R	levenue(5)	Income[6]	Income[7]	& Surcharges	Interest(8)	Interest[9]	Surplus[9]	Revenue	Service[10]	Admin [11]	Maint.[12]	Payments	Surplus	Surplus	Year
1984	32,800	[2]	0	0	0	0	e				, 0	0		TURNORS SERVICE	0	0	0	1984
1985	500,000	10.00	5,000	183	44,206+	1,216	50,405	85,250	18,755	0	154,610	85,250	5,000	0	90,250	64,360	64,360	1985
1986	750,000	10.00	7,500	275	84,915	2,335	95,1025	170,500	18,755	7,080	291,360	170,500	5,000	0	175,500	115,860	180,219	198
1987	1,032,500	15.00	15:488	548	155,1614	4.267	175,484	209,275	23,020	19,824	427,603	299,525	15,000	0	314,525	113,078	293,298	198
1988	2,922,500	15.00	43,838	1,607	221,520	6,092	273,057	248,050	27,286	32,263	580,655	428,000	15,750	0	443,750	136,905	430,202	198
1989	6,685,587	15.00	100,283	3:677	242,169	6,660	352,788	245,575	27,013	47,322	672,699	558,450	16,538	0	574,968	97,711	527,914	198
1990	11,936,929	15.00	179,054	6,565	315,310	8,671	509,600	248,050	27,286	58,071	843,006	687,800	17,364	0	705+164	137,642	665,755	1990
1991	18,262,476	15.00	273,937	10.044	358,439	9,857	652,278	245,025	26,953	73,233	997,488	847,325	18,233	0	865,558	131,931	797.686	1991
1992	26,591,799	15.00	398,877	14,625	187,240	5,149	605,892	242,000	26,620	87,745	962,257	993,550	19,144	0	1.012.694	(50,437)	747,249	1992
1993	36,332,537	15.00	544,988	19,983	176,763	4,861	746,595	121,000	13,310	82,197	963,102	1,044,800	20,101	0	1,064,901	(101,799)	645,450	1993
1994	43,135,670	15.00	647,035	23,725	158,775	4,366	633,901		0	70.999	904,901	1,117,950	21,107	Q	1,141,057	(236, 156)	407,294	1994
1995	50,599,220	15.00	758, 988	27,830	170,501	4,689	962,008		b	45.022	1,007,030	1,131,200	72,162	Ð	1,153,362	(144,332)	262,962	1995
1996	58,189,611	15.00	872,644	32,004	197,738	5,436	1,108,025		0	28,926	1,136,951	1,184,700	23,270	n	1,207,970	(71,019)	191,943	1996
997	66,092,376	15.00	991,386	36,351	40,166	1,105	1,069,007			21,114	1,090,121	1,185,500	24,433	n	1,209,933	(119,812)	72,130	199
1998	73,263,654	15.00	1,098,955	40.295	52,524	1,444	1,193,218		0	7,934	1,201,152	1,233,550	25,455	ñ	1,259,205	(58,053)	14.078	1998
1999	77,368,759	15.00	1,160,531	42,553	17B, 202	4,901	1,386,186			1,549	1,387,735	1,318,350	26,938	ō	1,345,288	42,447	56,525	1999
2000	82,591,390	15.00	1,238,871	45,425	192,091	5,283	1,481,670		n	6,218	1,487,887	1,419,950	28,285	ñ	1,448,235	39,653	96,177	2000
2001	91,631,462	15.00	1,374,472	50,397	73,436	2,019	1,500,325		п	10,580	1,510,905	1,525,050	29,699	ñ	1,554,749	(43,844)	52,333	2001
	102,105,220	15.00	1,531,578	56,158	75,827	2,085	1,665,649			5,757	1,671,405	1,656,450	31,184	ō	1,687,634	(16,229)	36:104	2002
	107,469,154	15.00	1,612,037	59,108	24,215	666	1,696,026		0	3,971	1,699,998	1,679,200	32,743	ō	1,711,943	(11,945)	24,159	2003
	112,763,622	15.00	1,691,454	62,020	0	0	1,753,474		0	2,657	1,756,132	1,447,650	34,380	ō	1,482,030	274,102	298,260	2004
	114,392,980	15.00	1,715,893	62,916		ū	1,778,810		0	32,809	1,811,618	1,493,200	36,099	D	1,529,299	282,319	580,579	2005
	114,392,900	15.00	1,715,893	62,916	0	0	1,778,810		1.00	63,864	1.842.673	1,446,700	37,904	ň	1,484,604	358,069	936,648	2006
	114,392,900	15.00	1,715,893	62.916	0	0	1,776,810			103,251	1,882,061	521,480	39,799	a	561,199	1,320,861	2,259,510	2007
	114,392,900	15.00	1,715,893	62,916	8	n	1,778,810			248,546	2,027,356	333,000	41.789	ñ	374 , 789	1,652,566	3,912,076	2008
	114,392,900	15.00	1,715,893	62,916		n	1,778,810			430,328	2,209,138	0	43,879	ñ	43,879	2,165,259	6,077,335	2009
	114,392,900	15.00	1,715,893	62,916	6	a	1,778,810			668,507	2,447,316	8	46,073	0	46,073	2,401,244	8,478,579	2010
	114,392,900	15.00	1,715,893	62,916	0	ū	1,778,810			932,644	2,711,453	ñ	48,376	ñ	48,376	2,663,077	11,141,656	2011
	114,392,900	4.00	457,572	16,778		0	474,349			1,225,582	1,699,931	0	50,795	0	50,795	1,649,136	12,790,792	2012
	114,392,900	4.00	457,572	16,778	B	n	474,349			1,406,987	1,881,336	n	53,335	n	53,335	1,828,001	14,618,793	2013
	114,392,900	4.00	457,572	16,778	n	п	474,349			1,608,067	2,082,416	. a	56,002	n	56,002	2,026,415	16,645,207	2014
	114,392,900	4.00	457,572	16,778	n	n n	474,349			1,830,973	2,305,322	n	58,802	ñ	58,802	2,246,520	18,891,727	2015
	114,392,900	4.00	457,572	16,778	п	n	474,349			2,078,090	2,552,439	0	61,742	n	61,742	2,490,697	21,382,425	2016
	114,392,900	4.00	457,572	16,778	0	ň	474,349			2,352,067	2,826,416		64.829	ก	64,829	2,761,587	24,144,011	2017
	114,392,900	4.00	457,572	16,778	n.	n	474,349			2,655,841	3,130,190	ő	68,071		68,071	3,042,120	27,206,131	2018

\$23,811,050

\$24,950,532

Totals

ASSIMPTIONS

Totals

- [1] Estimated Assessed Value Based on Absorbtion Projections for all classes of Development.
- [2] 1964 Assessed Value of property.
- [3] Estimated Mill Levy to be imposed by the District in each year.
- [4] Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.
- [5] Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.

\$2,949,199

- [6] Estimated Water and Sewer Surcharge income from all classes of development according to each Districts share.
 [7] Interest Earnings on Water and Sewer Surcharge income has been calculated at IO.OOX for a period of 3 months.
- [8] Capitalized Interest has been included for each bond issue scheduled.
- [9] Interest Earnings have been calculated at 10.00% per annum.
 [10] Estimated Total G. O. Debt payments for all scheduled issues.
- [10] Estimated Total 6. O. Debt payments for all scheduled issues. The District plans to authorize \$23,860,000 in General Obligation Debt.
- [11] General and Administrative cost for the District has been increased 5.00% per year.
- [12] Operation and Maintenance of common District areas is estimated at 1 Mill per year.

Bromley Park-Metropolitan District #2

Estimated Bond Issue

	\$1,550,000 1985 Issue				92,255,000 1987 Issue				\$2,210,000 1989 Issue				\$2,200,000 1991 Issue				
Year	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annua I Payment	Principal Payment	Interest Rate	Interest Payment	Annua i Payment	Principal Payment	Interest Rate	Interest Payment	Annua I Payment	Year
1984 1985 1986 1987 1988 1989 1991 1991 1992 1993 2000 2001 2001 2002 2003 2004 2002 2003 2004 2002 2003 2004 2002 2003 2004 2004	5,000 10,000 15,000 20,000 40,000 50,000 60,000 10,000 100,000 150,000 200,000 200,000 240,000	11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	170,500 170,500 169,650 167,200 165,000 165,000 149,600 143,000 127,600 127,600 127,600 127,600 179,500 179,500 108,350	85, 250 170, 500 175, 500 187, 500 187, 200 205, 400 203, 400 203, 400 204, 400 207, 400 216, 450 216, 450 216, 450 277, 460 277, 460 270, 460 270, 460 270, 460 270, 460 270, 460	5,000 10,000 15,000 20,000 30,000 40,000 50,000 46,000 100,000 146,000 200,000 240,000 375,000 425,000	11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	124, 025 246, 050 247, 500 247, 500 244, 750 242, 950 237, 050 237, 050 237, 150 221, 150 221, 150 214, 050 169, 450 167, 440 121, 060 46, 750	124,025 244,050 253,050 257,500 261,400 264,750 262,450 277,050 262,450 363,450 363,450 363,450 367,400 443,000 443,000	5,000 10,003 15,000 25,000 40,000 50,000 50,000 100,000 175,000 325,000 325,000 375,000	11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	121,550 243,100 243,100 242,550 237,800 237,850 234,380 229,900 214,500 214,500 213,500 151,750 151,750 41,750	121,550 243,100 248,100 252,550 254,450 244,660 267,750 277,500 378,500 378,500 476,750 446,500 446,500 446,500 446,500	5,000 10,000 20,000 60,000 80,000 155,000 175,000 200,000 300,000 300,000 300,000	11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x 11.00x	132,825 245,450 245,400 241,800 257,400 277,400 277,250 200,750 181,550 132,000 99,000 33,000	132, 825 265, 650 270, 650 284, 1800 317, 400 336, 100 356, 100 357, 750 381, 550 449, 550 432, 000 334, 000 3375, 750 331, 500 432, 000 3375, 750	1984 1985 1986 1987 1988 1987 1990 1991 1992 1993 1994 1995 1996 2001 2001 2002 2003 2005 2006 2007 2008 2015 2010 2011 2012 2013 2014 2015 2016 2017 2018
	\$1,550,000		\$2,438,700	1985				\$6,195,475 1987			\$3,468,300	\$5,678,300 1969	\$2,200,000	11.00%	\$3,525,225	\$5.940,225 1991	Totals
	Construction Capitalized Underwriting Other Issuin	Interest Discount	ering	\$341,000 \$54,250	Construction Capitalized Underwriting Other Issuin	Interest Discount	ring	\$494,100 \$78,925	Constructio Capitalized Underwritin Other Issui	Discount	ering	\$486,200 \$77,350	Construction an Capitalized Int Underwriting Di Other Issuing E	erest scount		\$1,606,000 \$484,000 \$77,000 \$33,000	
	Interest Ear	ines on Co	Totals	\$1,550,000	Interest Ear	ningt an Car	Totals	\$2,255,000	Interest Fa	rnings on Co	Totals	\$2,210,000	Interest Earnin	as an Const. A	Totals	\$2,200,000 \$154,165	
	Total Availal				Total Availa					able for Con			Total Available		"	\$1,760,165	

Bromley Park - Metropolitan District #2 Estimated Bond Issues

\$91	0,000	
1993	Issue	

	Principal	Interest	Interest	Annual	Total Debt	
Year	Payment	Rate	Payment	Payment	Service	Year
1984					0	1984
1985					\$85,250	1985
1986					\$170,500	1986
1987					\$299,525	1987
1988					\$428,000	1988
1989					\$558,450	1989
1990					\$687,800	1990
1991					\$847,325	1991
1992					\$993,550	1992
1993		11.00%	50,050	50,050	\$1,044,890	1993
1994		11.00%	100,100	100,100	\$1,119,950	1994
1995	5,000	11.00%	100,100	105,100	\$1,131,200	1995
1996	10,800	11.00%	99,550	107,550	\$1,184,700	1996
1997	20,000	11.00%	98,450	118,450	\$1,185,500	1997
1998	30,000	11.00%	96,250	126,250	\$1,233,550	1998
1999	40,000	11.00%	92,950	132,950	\$1,318,350	1999
2000	50,000	11.00%	88,550	138,550	\$1,419,950	2000
2001	60,000	11.00%	83,050	143,050	61,525,050	2001
2002	80,000	11.00%	76,450	156,450	\$1,456,450	2002
2002	100,000	11.00%	67,650	167,450	\$1,679,200	2003
2004	120,000	11.00%	56,650	176,650	\$1,447,650	2003
2005	125,000	11.00%	43,450	168,450	\$1,493,200	2009
2006	130,000					2005
2006		11,20%	29,700	159,700	\$1,446,700	
2008	140,000	11.00%	15,400	155,400	\$521,400	2007
2009					\$333,000	2008
					50	2009
2010					50	2010
2011					\$0	2011
2012				72	50	2012
2013					SU	2013
2014					50	2014
2015					50	2015
2016					53	2016
2017					58	2017
2018		**********				2018
Totals	\$910,000	11.00%	\$1,098,350	\$2,008,350	\$23,811,050 Grand Total	Totals
		0.0000 10		1993	All Issues	
	Construction		ing	\$866,775	\$6,878,763	
	Capitalized 1			\$D	\$1,807,300	
	Underwriting			\$31,650	· \$319,375	
	Other Issuing	Expenses		\$11,375	\$119,563	
			Totals	\$910,000	\$9,125,000	
	Interest Earn			\$43,866	\$661,314	
	Total Availab	le for Const		\$910,641	\$7,540,076	

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Transportation	
Water	
ESTIMATED COSTSIV-1	
FINANCIAL SURVEYIV-1	

Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

The area to be served by the District is shown graphically in Exhibit A. A legal description of the District is attached as Exhibit B.

Existing Conditions

Current development, population and assessed valuation information relating to the District is included in Exhibit A.

Proposed Land Use

Projected development, population and assessed valuation information relating to the District is included in Exhibit A.

Facilities to be Provided

The sanitary sewer, storm drainage and surface and flood control, street, water and park and recreation plans for the District, including the standards of construction

therefore, are attached hereto as Exhibits C, D, E, F and G, respectively. Additionally, all facilities to be provided by the District shall meet the standards of construction imposed by the appropriate general governmental jurisdiction, including the Town of Brighton, Adams County, etc.

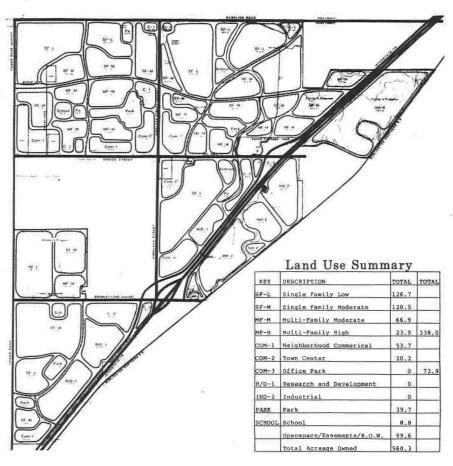
Estimated Costs

The estimated costs of the services and/or facilities to be provided by the District, including design, consulting, construction management and contingency costs, are set forth by type, category and estimated date of installation in Exhibit H.

Financial Survey

A detailed financing plan showing how both the regional and local services and/or facilities to be provided by the District are to be financed is attached hereto immediately following Exhibit H.

EXHIBIT A



BROMLEY PARK METROPOLITAN DISTRICT#3

Existing Conditions

Proposed Bromley Park Metropolitan District #3 (hereafter "District #3") is currently zoned P.U.D. with agriculture the dominant use. District #3 has no resident population. The assessed valuation of District #3 is \$15,600.

Proposed Land Use

The projected development use of District #3 is commercial, single-family residential and multi-family residential. The projected population of District #3 is 9,033[1]. The projected daytime employee population of District #3 is 1,620[2]. The projected assessed valuation for District #3 is 9,033[1].

- [1] RESIDENT POPULATION RATIOS*
 S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department
- [2] DAYTIME POPULATION RATIOS

 Commercial 1.67 @ 1000 S.F.

 Office 4.0 @ 1000 S.F.

 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #3

A part of Section 3, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Northeast Corner of said Section 3:

THENCE S00°37'54"E along the easterly line of said Section 3 a distance of

4,949.55 feet to the southerly line of said Section 3;

THENCE S89 46'08"W along said southerly line a distance of 3,606.55 feet;

THENCE N00°20'22"W a distance of 756.00 feet;

THENCE S89°46'08"W a distance of 460.00 feet;

THENCE S00°20'22"E a distance of 756.00 feet to the southerly line of said Section 3;

THENCE S89°46'08"W along said southerly line a distance of 668.90 feet;

THENCE along the easterly and northerly boundary of the Union Rural Electric Association Tract Second Filing as recorded in File No. 12, Map No. 318, Reception No. 921216, Adams County Records, the following two (2) courses:

- N00°20'22"W a distance of 1,904.15 feet to the northeast corner of said Tract;
- THENCE S89°46'08"W a distance of 546.52 feet to the northwest corner of said Tract along the westerly line of the Southwest Quarter of said Section 3:

THENCE N00°20'22"W along the westerly line of the Southwest Quarter of said Section 3 a distance of 731.58 feet to the West Quarter Corner of said Section 3 on the Centerline of Tower Road and East 164th Avenue and along the southerly boundary of Brighton East Horizons, a subdivision, as recorded in File No. 14, Map No. 265, Reception No. B029820, Adams County Records;

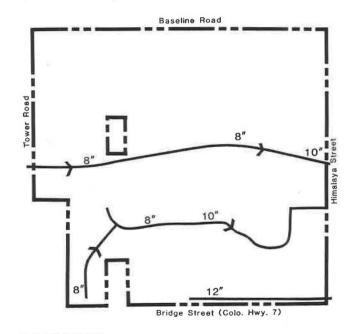
THENCE along the southerly and easterly boundary of said Brighton East Horizons the following two (2) courses:

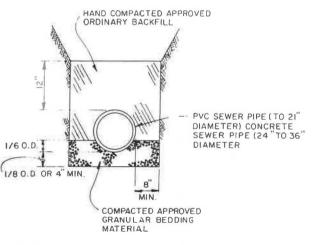
- N89°43'32"E a distance of 40.00 feet to the southeast corner of said Brighton East Horizons;
- 2) THENCE N00°20'43"W a distance of 2,323.54 feet to the northerly line of said Section 3:

THENCE N89°52'38"E along the northerly line of said Section 3 a distance of 5,217.00 feet to the POINT OF BEGINNING, except that parcel described in Book 2072 at Page 380, Adams County Records.

Said parcel contains 560.321 acres, more or less, including an apparent 30.00 foot right-of-way for Baseline Road along the northerly line of said Section 3.

EXHIBIT C





TYPICAL TRENCH INSTALLATION SANITARY SEWER MAIN

LEGEND:

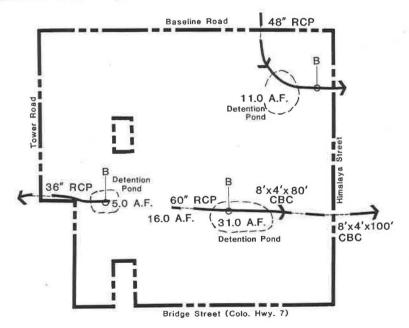
=== District Boundary

- Sanitary Sewer Main & Trunks



Master Sanitary Sewer Plan Bromley Park Metropolitan District #3

TTT .

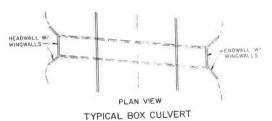




TYPICAL DRAINAGE CHANNEL



PROFILE



LEGEND:

District Boundary

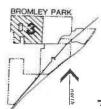
Drainage Channel

20' Drainage Channel

5' Drainage Channel

(Concrete Box Culvert)

R.C.P. (Reinforced Concrete Pipe) C.B.C.



Master Storm Drainage and Surface and Flood Control Plan Bromley Park Metropolitan District #3

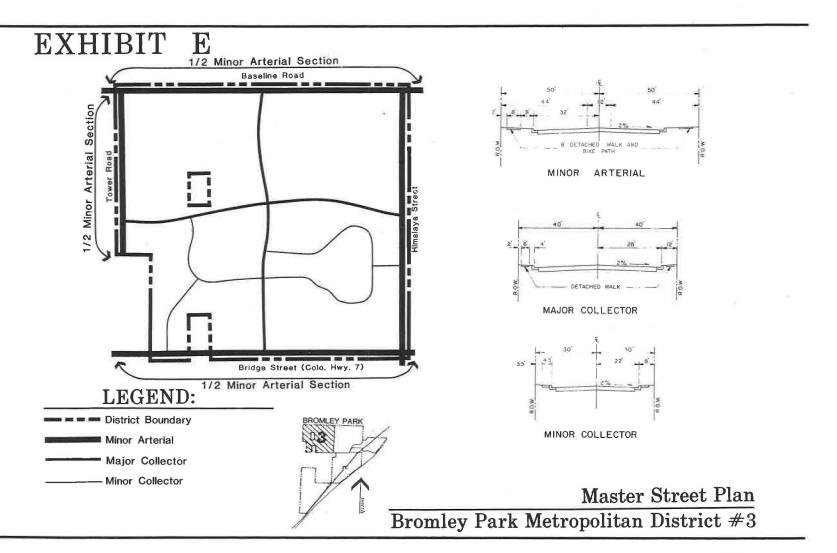
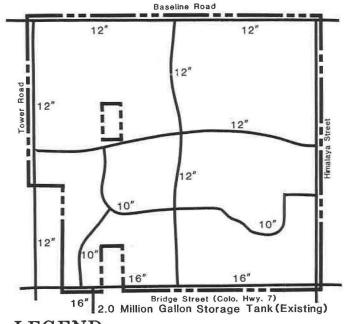


EXHIBIT F



HAND COMPACTED APPROVED
ORDINARY BACKFILL

DUCTILE IRON
WATER PIPE
(12" TO 24"
TRANSMISSION
MAIN)

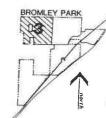
COMPACTED APPROVED
GRANULAR BEDDING
MATERIAL

TYPICAL TRENCH INSTALLATION WATER MAIN

LEGEND:

District Boundary

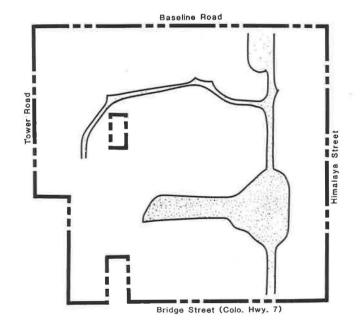
Water Main



Master Water Plan

Bromley Park Metropolitan District #3

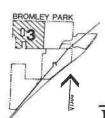
EXHIBIT G



LEGEND:

=== District Boundary

Parks & Recreation



Master Parks and Recreation Plan Bromley Park Metropolitan District #3

EXHIBIT H

Bromley Park Metropolitan District #3

	S	TREETS		WA	TER	SE	WER	DRA	INAGE			
YEAR	Region Artr.	Dist. Maj. Coll.	Minor	Region	Dist.	Region	Dist.	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTAL
1985				118		178					101	397
1986	101										34	135
1987	107			20							43	170
1988												
1989	179							166			117	462
1990						18		167			63	248
1991	125			61				166			120	472
1992								167	281	419	295	1162
1993		538	428	13	116		50		666	419	758	2988
1994	113	770		10	42		34			419	472	1860
1995	122	305	518		105	14	121		365	419	669	2639
1996	180									419	204	803
1997	122		376		65		48				208	819
1998	123										42	165
1999	172										58	231
2000	25										8	33
2001					¥.							
2002												
TOTAL	1,369	1,613	1,322	222	328	210	253	666	1,312	2,095	3,192	12,584

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park - Metropolitan District #3 Estimated Financial Plan

						Interest												
				interest		Earned On	Tota:		Interest	Interest		Grand						
				Earned On	Sur-	Su	Available		Earned an	Earned on	Total	Total	General	Operation	Tota!			
	Assessed	Hill	Tax	ĩax	Charge	Charge	From Taxes	Capitalized	Capitalized	Comulative	Available	G.O. Debt	and	and	Required	Annua I	Cumulative	
Year	Value[1]	Levy[3]	Revenue[4]	Revenue[5]	(acose[6]	Income[7]	& Surcharges	Interest[8]	Interest[9]	Surplus[9]	Revenue	Service[10]	Admin.[11]	Maint.[12]	Payments	Surplus	Surplus	Year
1984	15,600	[2]	C	0	0	Q	0				g	0			0	0	0	1984
1985	15,400	10.00	156	5	D	0	161			9	161	3	5,000	9	5,000	(4,839)	(4,839)	1985
1986	15,600	10.00	156	5	ũ	0	161				161	0	5,000	9	5,000	(4,839)	(9,678)	1986
1987	15,600	10.00	156	5	ā	5	161			D	161	a	5,000	0	5,000	(4,839)	(14,516)	1987
1988	15,600	10.00	156	5	0	0	161			ō.	161	0	5,000	0	5,000	(4,839)	(19:355)	1988
1989	15,600	10.00	156	5	ū	ů.	161			0	161	9	5,000	C	5,000	(4,839)	(24,194)	1989
1990	400,000	10.00	A,000	133		0	4,133			8	4,133	0	5,000	0	5,800	(867)	(25,061)	1990
1991	750,000	12.40	9,300	310	3	3	7,610			0	7,610	0	5,000	Ð	5,GOC	4,610	(20,451)	1991
1992	1,450,000	12.40	17,980	599	336,463	8,412	363,454	201,025	20,157	0	584 : 636	201,025	15,000	0	216:025	368,611	348 160	1992
1993	2,750,000	12.40	34,100	1,137	530,277	13,257	578,771	201,025	18,504	34,816	833,116	402:050	15,750	a	417,800	415,316	763,476	1993
1994	4,834,349	12.40	59,946	1,998	568,347	14,209	A44,500	187,550	18,755	76,348	927,152	574,60C	16,538	0	611,138	316,015	1,079,490	1994
1995	12,401,352	12.40	153,777	5,126	650,698	16.267	825,868	187,550	9,378	107,949	1,130,745	786 , 600	17,364	3	803,964	326,780	1,406,271	1995
1996	20,661,409	12.40	256,201	8,540	286,553	7,164	558,458	73,150	7,315	140,627	779,550	683+450	18,233	0	901+883	(122,332)	1,283,938	1996
1997	31,244,953	12.40	387,437	12,915	462,018	11,550	873,920	73,150	7,315	128,394	1,082,779	992,950	17,144	0	1,012,094	70,685	1,354,623	1997
1998	38,681,208	12.40	479,647	15,988	365,015	9,125	869,776			135,462	1,005,238	1,044,700	20,101	0	1,064,801	(59,563)	1,295,059	1998
1999	49,621,038	15.00	744,316	24,811	81,470	2,037	852,433			129,506	982,139	1,089,850	21,107	D	1,110,957	(128,818)	1,166,241	1999
2000	58,945,601	15.00	684 , 164	29,473	43,527	1,088	958,272			118,624	1,074,896	1,138,400	22,162	0	1,160,562	(85,666)	1,080,575	2000
2001	63,471,323	15.00	952,070	31 , 736	46,728	1,168	1,031,702			108,058	1,139,760	1,179,250	23,270	0	1,202,520	(62,760)	1,017,815	2001
2002	67,858,344	15.00	1,017,875	33,929	17	0	1.051,804			101,782	1,153,586	1,212,400	24,433	0	1,236,833	(83,248)	934,568	2002
2003	72,383,367	15.00	1,085,751	36,192	0	a	1,121,942			93,457	1,215,399	1,237,850	25,655	0	1,263,505	(48,106)	886,462	2003
2004	72,383,367	15.00	1,085,751	36,192	0	Ó	1,121,942			68,646	1,210,588	1,255,600	26,938	0	1,282,538	(71,949)	814,512	2004
2005	72,383,367	15.00	1.085.751	36,192	0	0	1,121,942			81,451	1,203,393	1,265,650	28,285	D	1,293,935	(90,541)	723,971	2005
2004	72,383,367	15.00	1,085,751	36,192	Û	0	1,121,942			72,397	1,194,339	1,268,000	29,699	0	1,297,699	(103,360)	620,611	2006
2007	72,383,367	15.00	1:085:751	36,192	9	Ð.	1,121,942			62,D61	1,184,003	1,287,650	31,184	0	1,318,834	(134,631)	485,780	2007
2008	72,383,367	15.00	1,085,751	36,192	0	0	1,121,942			48,578	1,170,520	1,271,850	32,743	0	1,304,593	(134,073)	351,707	2008
2009	72,383,367	15.GD	1,085,751	36,192	0	0	1,121,942			35,171	1,157,113	1,273,350	34,380	0	1,307,730	(150,617)	201,090	2009
2010	72,383,367	12.40	897,554	29,918	0	0	927:472			20,109	947,581	1,024,400	36,099	0	1,060,499	(112,918)	88,172	2010
2011	72,383,367	12.40	897,554	29,918	0	3	927,472			8,817	936,289	976,400	37,904	0	1,014,304	(78,D15)	10,157	2011
2012	72,383,367	12.40	897,554	29,918	6	0	927:472			1,016	928,488	444,000	39,799	0	483,799	444,488	454,846	2012
2013	72,383,367	4.00	289,533	9,651	9	0	299,185			45,485	344,669	0	41,787	0	41:789	302,880	757,725	2013
2014	72,383,367	4.00	289,533	9,651	8	0	299.185			75,773	374,957	D	43,879	0	43,879	331,078	1,088,894	2014
2015	72,383,367	4.00	289,533	9,651	0	0	299,185			108,888	488,045	0	46,073	0	46.073	361,992	1,450,796	2015
2016	72,383,367	4.00	289,533	9,651	0	0	299,185			145,080	444,264	Ð	48,376	0	48,376	395,688	1,846,683	2016
2017	72,383,367	4.00	289,533	9,651	0	0	299,185			184,668	483,853	0	50.795	O	50,795	433,058	2,279,741	2017
2018	72,383,367	4.00	289,533	9,651	0	0	299,185			227,974	527,159	0	53,335	0	53,335	473,824	2,753,565	2018
otals		11.34			\$3,371,095							\$20,830,225			\$21,685,262			Totals

ASSUMPTIONS:

- [1] Estimated Assessed Value Based on Absorbtion Projections for all classes of Development.
- [2] 1984 Assessed Value of property.
- [3] Estimated Mill Levy to be imposed by the District in each year.
- [4] Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.
- [5] Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 months.
- [6] Estimated Water and Sever Surcharge income from all classes of development according to each Districts share.
- [7] Interest Earnings on Water and Sever Surcharge income has been calculated at 10.00% for a period of 3 wonths.
 [8] Capitalized Interest has been included for each bond issue scheduled.
- [9] Interest Earnings have been calculated at 10.00% per annum.
- [10] Estimated Total G. O. Debt payments for all scheduled issues.
- The District plans to authorize a total of \$14,871,000 in General Obligation Debt.
- [11] General and Administrative cost for the District has been increased 5.00% per year.
- [12] Operation and Maintenance of common District areas is estimated at 1 Hill per year.

Bromley Park Metropolitan District #3

- Estimated Bond Issues

	1992 Issue \$3,655,000	0.5			1994 Issue \$3,410,000				1996 Issue \$1,330,000				Grand Total	Year
Year	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Principal Payment	Interest Rate	Interest Payment	Annual Payment	Debt Service	Year
1984									W. C. S.				3	1984
1985													0	1985
1986													ū	1986
1987													0	1987
1988													Û	1988
1989													0	1989
1990													0	1990
1991													0	1991
1992		11.000%	201,025	201,025									201,025	1992
1993		11.000%	402,050	402,050									402,050	1993
1994	5,000	11.00E%	402,050	407,050		11.00%	107,550	187,550					594,600	1994
1995	10,000	11.000%	401,500	411,500		11.00%	375 , LOO	375:100					784,600	1995
1996	25:000	11.000%	400,400	425,400	10,000	11.00%	375,100	385,100		11.00%	73,150	73,150	883,450	1998
1997	50,000	11.000%	397,650	447,450	25,000	11.00%	374,000	399,000		11.00%	146,300	146,300	992,950	1997
1998	75,000	11.000%	392,150	467,150	50,000	11.0D%	371,250	421:250	10,000	11_00%	146,300	156,300	1,044,700	1998
1999	100,000	11.000%	383,900	483,900	75,000	11.00%	365,750	440,750	20,000	11.00%	145,200	165,200	1,089,850	1999
2000	125,000	11.000%	372,900	497,900	100,000	11.00%	357,500	457,500	40,000	11.00%	143,000	163,000	1,138,400	2000
2001	150,000	11.000%	359,150	509,150	125,000	11.00%	346,500	471,500	60,000	11.00%	138,600	198,600	1,179,250	200
2002	175,000	11.000%	342,650	517,650	150,000	11.00%	332,750	482,750	80,000	11.00%	132,000	212,000	1,212,400	2002
2003	200,000	11.000%	323,400	523,40C	175,000	11.00%	316,250	491,250	100,000	11.00%	123,200	223,200	1,237,850	2003
2004	225,000	11.000%	301,400	526,400	200,000	11.00%	297,000	497,000	120,000	11.00%	112,200	232,200	1,255,600	2004
2005	250,000	11.000%	276,650	526,650	225,000	11.00%	275:000	500,000	000,041	11.00%	99,000	239,000	1,265,650	2009
2006	275,000	11.000%	249,150	524,150	250,000	11.00%	250,250	500,250	160,000	11.00%	83,600	243,600	1,268,000	2008
2007	325,000	11.000%	218,900	543,900	275,000	11.00%	222,750	497,750	180,000	11.00%	66,000	246,000	1,287,650	2007
2006	350,000	11.000%	183,150	533,150	300,000	11.00%	192,500	492,500	200,000	11.00%	46,200	246,200	1,271,850	2008
2009	400,000	11.000X	144.650	544,650	325,000	11.00%	159,500	484,500	220,000	11.00%	24,200	244,200	1,273,350	2009
2010	450.000	11.000%	100,650	550,650	350,000	11.00%	123,750	473,750					1,024,400	2010
2011	465,000	11.000%	51,150	516,150	375,000	11.00%	85,250	460,250					976,400	2011
2012				*	400,000	11.00%	44,000	444,000					444,000	2012
2013													0	2013
2014													D.	201
2015													0	2019
2016													. 0	201
2017													0	2017
2018														2016
tels	\$3,655,000	11.00%	5,904,525	\$9,559,525	\$3,410,000	11.00%	\$5,851,750	\$8,461,750	\$1,330,000	11.00%	1,478,950	\$2,808,950	\$20.830.225	Totals
				1992				1994				1996	Grand Tota! All Issues	
	F		-1		F				C					
	Construction				Construction Capitalized					n and Engine Interest (1		\$1,120,525 \$146,300	\$7,072,788 \$923,450	
	Capitalized I Underwriting		rears/		Underwriting		(wers/		Underwritin		rears)	\$46,550	\$273,825	
	Other Issuing				Other Issuin				Other Issui			\$16,625	\$104,938	
			Totals	\$3,655,000			Totals	\$3,410,000	1220	as expenses	Totals	\$1,330,000	\$8,395,000	
			191913	*310331600			iucais	*214501000			101019	-1133010d0	\$013131UU	
	Interest Earn				Interest Ear					rnings on Co		\$188,295	\$668,588	
		le for Cons	+	67. 774.945	Total Ausilal	le for Cons	1	\$3,135,611	Total Avail	able for Cons	st_	\$1,228,820	\$7,741,376	



Introduction

This portion of the Consolidated Service Plans is submitted in accordance with the provisions of the Control Act, and consists of financial and engineering surveys showing how the proposed services and/or facilities are to be provided and financed.

Proposed Service Area

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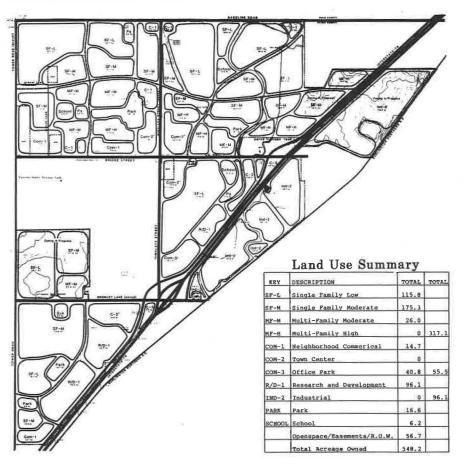
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Financial Survey

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EXHIBIT A



BROMLEY PARK METROPOLITAN DISTRICT#4

Existing Conditions

Proposed Bromley Park Metropolitan District #4 (hereafter "District #4") is currently zoned P.U.D. with the exception of 156 acres (zoning in progress). The dominant use is agricultural. District #4 has no resident population. The assessed valuation of District #4 is \$15,300.

Proposed Land Use

The projected development use of District #4 is industrial, commercial, single-family residential and multi-family residential. The projected population of District #4 is 6,263^[1]. The projected day-time employment population of District #4 is 3,218^[2]. The projected assessed valuation for District #4 is \$61,080,000 (see Page V-10).

- [1] RESIDENT POPULATION RATIOS*
 S.F. Low 3.24 people/unit
 S.F. Moderate 3.24 people/unit
 Multi-Family M. 2.75 people/unit
 Multi-Family H. 2.16 people/unit
 *Adams County Planning Department
- [2] DAYTIME POPULATION RATIOS
 Commercial 1.67 @ 1000 S.F.
 Office 4.0 @ 1000 S.F.
 Industrial 1.5 @ 1000 S.F.

EXHIBIT B

LEGAL DESCRIPTION Bromley Park Metropolitan District #4

A parcel of land located in a part of Section 15 and the Southwest Quarter of Section 10, Township 1 South, Range 66 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 15;

THENCE NO0 °05'33"E along the westerly line of the Southwest Quarter of said Section 15 a distance of 2,644.56 feet to the West Quarter Corner of said Section 15;

THENCE N00°15'27"E along the westerly line of the Northwest Quarter of said Section 15 a distance of 2,642.77 feet to the Northwest Corner of said Section 15, said corner also being the Southwest Corner of said Section 10;

THENCE N00°21'11"W along the westerly line of the Southwest Quarter of said Section 10 a distance of 2,638.47 feet to the West Quarter Corner of said Section 10;

THENCE N89°48'42"E along the northerly line of the Southwest Quarter of said Section 10 a distance of 2,639.00 feet to the Center Quarter Corner of said Section 10:

THENCE S00°17'06"E along the easterly line of the Southwest Quarter of said Section 10 a distance of 2.112.69 feet:

THENCE along the northerly, westerly and southerly boundary of a parcel of land described in Book 1011 at Page 190, Adams County Records, the following five (5) courses:

- 1) S89°48'49"W a distance of 302.00 feet;
- THENCE S00°17'06"E a distance of 235.86 feet;
- 3) THENCE N89°48'49"E a distance of 97.00 feet:
- THENCE S00°17'06"E a distance of 290.00 feet to the southerly line of the Southwest Quarter of said Section 10;
- 5) THENCE N89°48'49"E along the southerly line of the Southwest Quarter of said Section 10 a distance of 205.00 feet to the South Quarter Corner of said Section 10, said corner also being the North Quarter Corner of said Section 15;

THENCE continuing N89°48'49"E along the northerly line of the Northwest Quarter of said Section 15 a distance of 2,485.80 feet to the northwesterly right-of-way of Interstate Highway No. I-76;

THENCE along the said northwesterly right-of-way of Interstate Highway I-76 the following three (3) courses:

S00°11'11"E a distance of 30.00 feet;

- 2) THENCE S51 °05'50"E a distance of 176.00 feet;
- THENCE S38°55'40"W a distance of 2,764.02 feet to the northeast corner of a parcel of land described in Book 1877 at Page 738, Adams County Records;

THENCE along the northerly and westerly boundary of said parcel described in Book 1877 at Page 738 the following two (2) courses:

- N89°17'28"W a distance of 262.04 feet;
- 2) THENCE S00°40'10"W a distance of 332.48 feet to the northwesterly right-of-way of said Interstate Highway I-76;

THENCE S38°55'40"W along said northwesterly right-of-way a distance of 3,437.36 feet to the southerly line of said Section 15;

THENCE S89°29'20"W along the southerly line of said Section 15 a distance of 1,112.40 feet to the POINT OF BEGINNING, except that parcel in the Southwest Quarter of the Southwest Quarter of said Section 10 as described in Book 1366 at Page 319.

Said parcel contains 548.223 acres, more less, including apparent right-of-ways for Bromley Lane and East 144th Avenue.

EXHIBIT C

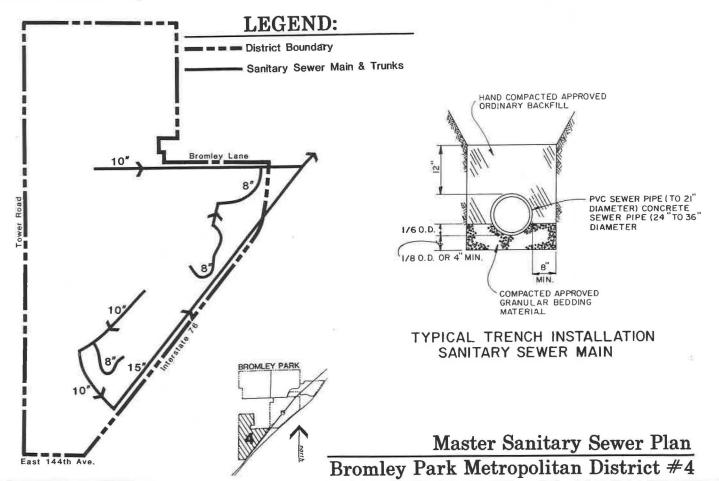


EXHIBIT D

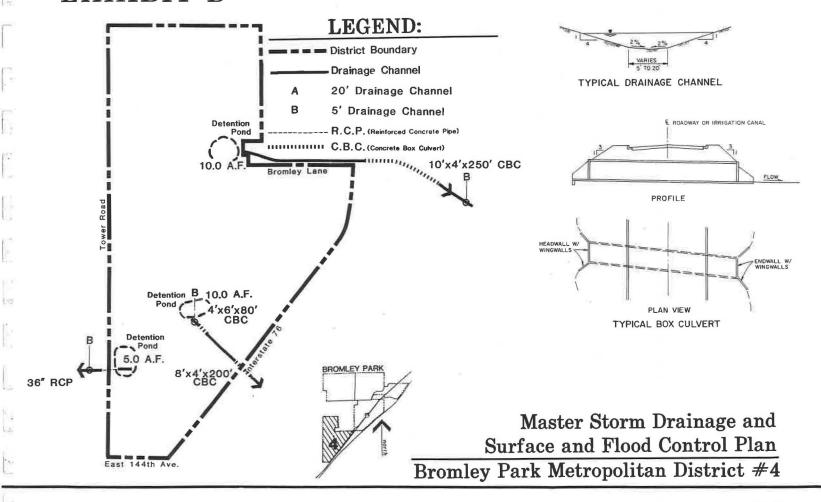
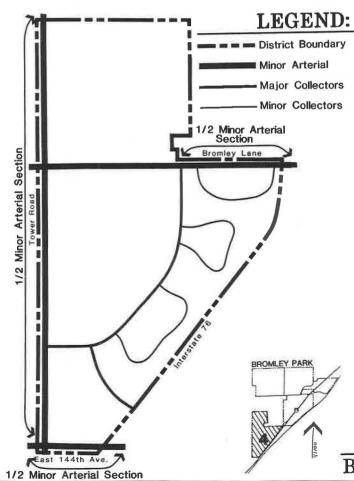
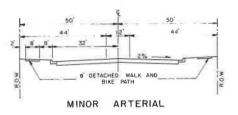
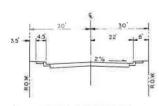


EXHIBIT E







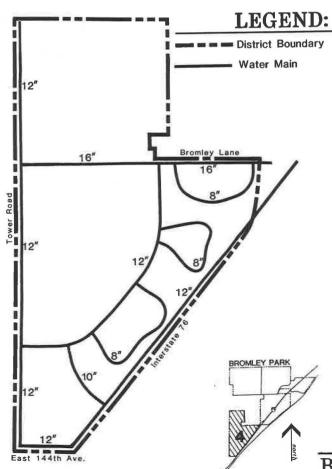


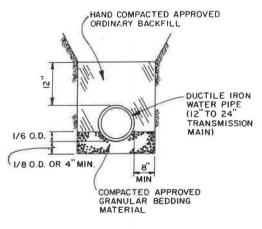
MINOR COLLECTOR

Master Street Plan

Bromley Park Metropolitan District #4

EXHIBIT F



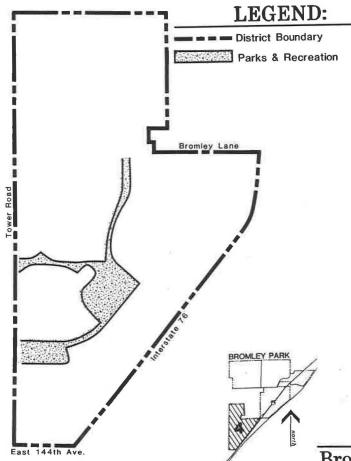


TYPICAL TRENCH INSTALLATION WATER MAIN

Master Water Plan

Bromley Park Metropolitan District #4

EXHIBIT G



Master Parks and Recreation Plan Bromley Park Metropolitan District #4

EXHIBIT H

Bromley Park Metropolitan District #4

	S	TREETS		WA	TER	SE	WER	DRA	INAGE			
YEAR	Region Artr.	Dist. Maj. Coll.	Minor	Region	Dist.	Region	Dist.	Region	Dist.	PARKS, OPEN SPACE	CONT. ENG. C.M.*	TOTA
1985				115		174			106		134	529
1986	99										34	133
1987	104			20							42	166
1988												
1989	174										59	233
1990						18					6	24
1991	122			60							62	243
1992												
1993				13							4	_17
1994	111			10							41	162
1995	119					14					45	178
1996	175				57		61		270		192	755
1997	119									208	111	438
1998	120	1036	363		229		270		404	207	894	3523
1999	169									208	-128	505
2000	25				145					207	128	505
2001												
2002			706		87						270	1063
TOTAL	1,337	1,036	1,069	218	518	206	331		780	830	2,150	8,475

ALL COSTS IN THOUSANDS OF 1984 DOLLARS

*Design, Construction Staking, Material Testing and other Consultants is 9.0% of total construction cost.

Construction Management is 10.0% of total construction costs.

Contingency is 15% of total construction cost.

Bromley Park Metropolitan District #4 - Estimated Financial Plan

						Grand		Interest	Interest	Total	Earned On		Interest				
			Total	Operation	General	Total	Total	Earned on	Earned on	Available	Sur-	Sur-	Earned On				
	Cumulative	Annual	Required	and	and	6.0. Debt	Available	Cumulative	Capitalized Capitalized	From Taxes	Charge	Charge	Tax	Tax	Mills	Assessed	
Year	Surplus	Surplus	Payments	Maint.[12]	Admin.[11]	Service(10)	Revenue	Surplus[9]	Interest[8] Interest[9]	& Surcharges	Income[7]	Income[6]	Revenue[5]	Revenue(4)	Levy[3]	Value[1]	Year
1984	٥	0	0			0	0	***********	Colored volces in the second	0	0	0	0	C		15:300	1984
1989	(4,804)	(4:B04)	5,000	0	5,000	. 0	196	.0		196	0	. 0	6	190	12.48	15,300	1985
198	(9,608)	(4,804)	5,000	0	5,000	0	196	0		196	0	0	6	190	12.40	15,300	1986
198	(14,412)	(4.804)	5,000	0	5,000	0	196	9		196	0	0	6	190	12.40	15,300	1987
198	(19,216)	(4,804)	5,000		5,000	0	196	0		196	0	0	4	190	12.40	15,300	1988
198	(24,020)	(4,6D4)	5,000	D	5,000	0	196	.0		198	0	0	6	190	12.40	15,300	1989
199	(28,824)	(4,804)	5,000	0	5,000	Ø.	196	0		196	0		6	190	12.40	15,300	1990
199	(33,628)	(4.804)	5,000	. 0	5,000	0	196	0		196	0	0	5	190	12.40	15,300	1991
199	(38,432)	(4,604)	5,000	0	5,000	0	196	0		196	0	0	8	190	12.40	15,300	1992
199	(37,025)	1,407	5,000	8	5,000	0	6,407	0		6,407	0	0	207	6,200	12.40	500,000	1993
199	(32,415)	4,610	5,000	D	5,000	0	9,610			9,610	0	0	310	9,300	12.40	750,000	1994
199	(18,195)	14,220	5,000	0	5,000	0	19,220	0		19,220	0	0.	620	18,600	12.4D	1,500,000	1995
199	247,422	265,617	250,550	0	5,000	245,550	516,167	0		516,167	11,808	472,326	1,033	31,000	12.40	2,500,000	1996
199	489,919	242,497	490,600	0	5,000	485,600	733,097	24.742		708,355	16,183	647,325	1,447	43,400	12.40	3,500,000	1997
199	726,045	236,126	510,100	0	5,000	505,100	746,226	48,992		697,234	15,040	601,591	2,600	78:003	12.40	6,290,568	1998
199	1,323,206	597,161	615,250	Ū	15,000	600,250	1,212,411	72,604		1,139,807	23,327	933.074	5,916	177,490	12.40	14,313,673	1999
200	1,108,700	(214,506)	736,150	0	15,750	720,400	521,644	132,321		389,324	2,791	111,632	8,868	266,034	12.40	21,454,317	2000
200	968,892	(139,808)	755 . 938	0	16,538	739+400	616,130	110,870		505,260	2,220	86,787	13,363	400,890	12.40	32,329,868	2001
200	604,391	(164,501)	797,464	0	17,364	780,100	632,963	96,889		536 . 074	2,413	96,523	14.101	423,036	12.40	34,115,845	2002
200	703,711	(100,681)	807,983	0	18,233	789,750	707,302	80,439		626,863	3,291	131,654	15,868	476,049	12.40	38,391,063	2003
200	700,966	(2,745)	B20:244	0	19,144	801,100	817,500	70,371		747,129	3,433	137,328	19,560	586,607	12.40	47,323,162	2004
200	635,583	(65,383)	843,701	0	20,101	623,600	778,319	70,097		708,222	0		22,846	685,376	12.40	55,272,290	2005
200	620,084	(15,499)	861,707	0	21,107	840,600	846.207	63,558		782,649	Ō		25,247	757,402	12.40	61,080,839	2006
200	565,480	(54,684)	899,262	0	22,162	877,100	844 - 658	62,008		782,649	0		25,247	757,402	12.40	61,080,839	2007
200	506,057	(59:423)	898:620	0	23,270	875,350	839,197	56,548		782,649	0	0	25,247	757,402	12.40	61,080,839	2008
2009	421,229	(84,829)	918,083	D	24,433	893,650	833,255	50,606		782,649	0	0	25.247	757,402	12.40	61,080,839	2009
2010	341,096	(60,133)	904 905	9	25,455	879,250	824,772	42,123		782,649	0	0	25,247	757,402	12.40	61,080,639	2010
2011	271,017	(70,079)	886,838	0	26,938	857,900	816,759	34,110		782,649	0	D	25,247	757,402	12.40	61,080,839	2011
2013	231,883	(39,134)	848 885	0	28:285	820,600	809,751	27,102		782,649	0	0	25,247	757,402	12.40	61,000,839	2012
2013	695,021	463,138	342,699	0	29,699	313,000	805.837	23,188		782,649	0	D	25,247	757,402	12.40	61,080,839	2013
2014	1,177,739	482,717	369,434	0	31,184	338,250	852,151	69,502	3.5	782,649	0	0	25,247	757,402	12.40	61,080,639	2014
201	1,712,418	534,680	365,743	0	32,743	333,000	900,423	117,774		782,649	0	.0	25,247	757,402	12.40	61,080,839	2015
201	2,631,929	919,511	34,380	0	34,380	0	953,891	171,242		782,649	ā	0	25,247	757,402	12.40	61,060,839	2016
2017	3,641,672	1,009,743	36,099	0	36,099	0	1:045:842	263,193		782,649	Ō	0	25,247	757,402	12.40	61,080,839	2017
2016	4,750,584	1,108,912	37,904	п	37,904	п	1,146,816	364,167		782,649	D	ū	25,247	757,402	12.40	61,080,839	2018

Totals

\$13,521,550

\$14,087,539

- [1] Estimated Assessed Value Based on Absorbtion Projections for all classes of Development.
- [2] 1984 Assessed Value of property.
- [3] Estimated Mill Levy to be imposed by the District in each year.
- [4] Estimated Tax Revenue based upon District Assessed Value and Mill Levy Projections.
- [5] Interest Earnings on current years tax revenues are calculated at 10.00% for a period of 4 wonths.
- [6] Estimated Water and Sewer Surcharge income from all classes of development according to each Districts share.
- [7] Interest Earnings on Water and Sewer Surcharge income has been calculated at 10.00% for a period of 3 months.
- [8] Capitalized Interest has been included for each bond issue scheduled.
- [9] Interest Earnings have been calculated at 10.00% per annum.
- [10] Estimated Total G. O. Debt payments for all scheduled issues.
- The District plans to authorize a total of \$9,807,000 in General Obligation Debt.
- [11] General and Administrative cost for the District has been increased 5.00% per year.
- [12] Operation and Maintenance of common District areas is estimated at 1 Mill per year.

Bromley Park - Metropolitan District #4 Estimated Bond Issues 1999, Issue

	\$3,985,000				\$1,680,000				Grand Total	
	Principal	Interest	Interest	Annua!	Principal	Interest	Interest	Annua!	Debt	
Year	Payment	Rate	Payment	Payment	Payment	Rate	Payment	Payment	Service	Year
1984									0	1984
1985									0	198
1986									0	198
1987									0	198
1988									0	198
1989									0	198
1990									0	199
1991									0	199
1992									Ð	199
1993									0	199
1994									8	199
1995									0	199
1996	25,000	11.000%	220,550	245,550					245,550	199
1997	50,000	11.000%	435,600	485,600					485,600	199
1998	75,000	11.000%	430,100	505,100					505,100	199
1999	75,000	11.000%	421,850	496,850		11.00%	103,400	103,400	600,250	199
2000	100,000	11.000%	413,600	513,600		11.00%	206,800	206,800	720,400	200
2001	125,000	11.000%	402,600	527,600	5,000	11.00%	208 800	211,600	739,400	200
2002	175,000	11.000%	388,850	563,650	10,000	11.00%	206,250	216,250	780,100	200
2002	200,000	11.000x	369,600	569,600	15,000	11.00%	205,150	220,150	789,750	200
2004			347,600	572,600	25,000	11.00%	203,500	228,500	801:100	200
2005	225,000 250,000	11.000% 11.000%	322,850	572,850	50 • £000	11.001	200,750	250,750	823,600	200
					75,000	11.00%	195,250	270,250	840,600	200
2006	275,000	11.000%	295,350	570,350			187,000	287,000	877,100	200
2807	325,000	11.000%	285,100	590,100	100,000	11.00%	176,000	296,000	875,350	200
2008	350,000	11.000%	229,350	579,350	120,000	11.00%	162,600	302,800	893,650	200
2009	400,000	11.000%	190,850	590,850	140,000	11.00%	147,400	307,400	879,250	201
2010	425,000	11.000%	146,850	571,850	160,000	11.00%	129,800	307,608	859,900	201
2011	450.000	11.000x	100,100	550,100	160,000	11.00%	110,000	310,000	820,600	201
2012	460,000	11.000%	50,600	510,600	200,000				313,000	201
2013					225,000	11.00%	68,000	313,000		201
2014					275,000	11.00%	63,250	338,250	338,250	201
2015					300,008	11.00%	33,000	333,000	333,000	201
2016									ū ū	
2017									U	201
2018										201
otals	\$3,985,000	11.00%	5,031,400	\$9,016,400	\$1,880,000	11.00%	\$2,625,150	\$4,505,150	\$13,521,550	Total
									Grand Total	
				1996				1999	All Issues	
	Construction and Engineering			\$3,795,713 Construction and Engineering				\$1,790,700	\$5,586,413	
	Capitalized Interest (3 Years)			\$0	Capitalized	Interest (3	Years)	\$0	\$0	
	Underwriting	Discount		\$139,475	Underwriting	Discount		\$65,800	\$205,275	
	Other Issuing Expenses			\$49,813	Other Issuin	g Expenses		\$23,500	\$73,313	
	***********	**********	Totals	\$3,985,000			Totals	\$1,880,000	\$5,865,000	
	Interest Ear	nings on For	st. funds	FAR. AAF2	Interest Ear	ninns on Co	net funds	\$27,626	\$394,469	



OPERATION AND MAINTENANCE EXPENSES

The Districts will incur annual expenses associated with administrative, operations and maintenance functions. Such expenses are reflected in the financing plans provided for each District.



CONCLUSION

It is submitted that the Consolidated Service Plans for the Districts meets the requirements of the Control Act. It is further submitted that:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed Districts;
- (b) The existing service in the area to be served by the proposed Districts is inadequate for present and projected needs;
- (c) Adequate service will not be available to the area through other existing municipal or quasi-municipal corporations within a reasonable time and on a comparable basis;
- (d) Each of the proposed Districts is capable of providing economical and sufficient service to the area within its proposed boundaries;
- (e) The area to be included in the proposed District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (f) The facility and service standards of each of the proposed

Districts is compatible with the facility and service standards of adjacent municipalities and special districts;

- (g) The proposal is in substantial compliance with a master plan adopted pursuant to § 30-28-108, C.R.S. 1973; and
- (h) The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

Therefore, it is requested that the Board of Commissioners of Adams County, Colorado adopt a Resolution approving the Consolidated Service Plans for the proposed Bromley Park Metropolitan Districts \$1-\$4 as submitted.

Credits

Project Coordinators and Planners Rahenkamp/Oldham, Inc. 255 Washington Street Denver, Colorado 80203

Civil Engineers Merrick & Company 10855 East Bethany Drive P.O. Box 22026 Denver, Colorado 80222

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Addendum To Consolidated Service Plans For Bromley Park Metropolitan Districts #1 - #4 To Address Staff Concerns Articulated In Staff Report of October 25, 1984

- The Bromley Park Metropolitan District's #1-#4 will provide Park improvements at the rate of \$1.50/square foot. This will provide landscaping, seeding, sodding, grading and ball fields.
- Inclusion of television and relay translation, and transportation as a function of the District's services will be considered, pursuant to favorable feasibility and would be provided at no capital cost to the Districts.
- 3. Police protection cannot be provided as a function of a Metropolitan District in the State of Colorado. The Developer anticipates that the general governmental jurisdiction in which the project is located will provide police protection. The Developer, if needed, could form a district to provide police protection. Additionally contracts with Brighton Police Department or Adams County Sheriff's Department for additional protection service could be pursued.

- 4. Bromley Park Metropolitan Districts #1-#4 will provide necessary mosquito control for each individual District pursuant to favorable feasibility and will be provided at no capital cost to the Districts.
- 5. a) It is the intention of the Districts to deed to the proper governmental jurisdictions all operation and maintenance functions.
 - b) All costs associated with the operation and maintenance of the Districts are shown on Page II-10.
 - c) District #1 will retain its ability to utilize user charges and tap-fee surcharges to finance operation and maintenance costs.