# TWO BRIDGES METROPOLITAN DISTRICT 2020 ANNUAL REPORT

As required by Section XI of the Amended and Restated Service Plan for Two Bridges Metropolitan District (the "District"), approved by Douglas County, Colorado (the "County"), on November 7, 2017, the following annual report of the activities of the District from January 1, 2020 to December 31, 2020 is hereby submitted:

- I. Description of District General Information
  - a. Board members, officers' titles, and terms as of the date of this report:

Nicole Iannone, President, Term: May 2023 Korin Barr, Treasurer, Term: May 2022

Ryan Lantz, Assistant Secretary, Term: May 2022 Robert Carter, Assistant Secretary, Term: May 2023 Aaron Argabright, Assistant Secretary, Term: May 2022

b. Changes in board membership in past year:

Jeff Rodgers resigned from the Board of Directors on October 15, 2020; Aaron Argabright was appointed to the Board of Directors on October 28, 2020.

c. Name and address for official District contact:

Two Bridges Metropolitan District c/o White Bear Ankele Tanaka & Waldron 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Phone - 303-858-1800 Ashley Frisbie, District Manager afrisbie@wbapc.com

d. Elections held in the past year and their purpose:

May 5, 2020 - Director Election

II. Boundary changes for the report year and proposed changes for the coming year:

None.

- III. List of intergovernmental agreements (existing or proposed) and a brief description of each detailing the financial and service arrangements:
  - a. Contracts for operations, debt, and other contractual obligations with sub-districts or operating and taxing districts: None.

- b. Reimbursement agreements with developers and/or builders for advances to fund capital costs and administrative/operational and maintenance costs of the District:
  - 1. The 2016 Operation Funding Agreement by and between the District and Lokal Two Bridges, LLC, dated July 8, 2016, was entered into to set forth the respective rights, obligations and procedures under which the Developer will advance funds for operation and maintenance costs and the District will reimburse the Developer for advances made under the terms of said Agreement. The District and the Developer subsequently entered into the First Amendment to the 2016 Operations Funding Agreement to fund operations costs in 2017, the Second Amendment to the 2016 Operations Funding Agreement to fund operations costs in 2018, the Third Amendment to the 2016 Operations Funding Agreement to fund operations costs in 2019. and the Fourth Amendment to the 2016 Operations Funding Agreement to fund operations costs in 2020. A Fifth Amendment to the 2016 Operations Funding Agreement to fund additional operations costs in 2020 was approved by the Board on July 13, 2020; however, such amendment was not executed by Lokal Two Bridges, LLC. At the October 28, 2020 meeting, a representative of Lokal Two Bridges, LLC agreed to fund any 2020 budget shortfalls as described in such amendment.
  - 2. Facilities Funding and Reimbursement Agreement by and between the District and Lokal Two Bridges, LLC, dated July 8, 2016. The Facilities Funding and Reimbursement Agreement is the Agreement under which the District and the Developer set forth the respective rights, obligations and procedures under which the Developer will advance funds to the District for certain Construction Costs.

# c. Other:

- 1. The Douglas County Rural Site Plan Improvements Agreement between Two Bridges Metropolitan District and the Board of County Commissioners of the County of Douglas. The purpose of this Agreement is to provide for the completion of the Rural Site Plan Improvements in Two Bridges Metropolitan District. Section 3A of the Douglas County Zoning Resolution requires the execution of a Rural Site Plan Improvements Agreement between the County and Developer before a Rural Site Plan can be recorded.
- 2. The Douglas County Public Improvements Agreement between Two Bridges Metropolitan District and the Board of County Commissioners of the County of Douglas. The purpose of this Agreement is to provide for the completion of certain public improvements.

#### IV. Service Plan

- a. List and description of services authorized in Service Plan:
  - 1. Storm Sewer;
  - 2. Street Improvements;
  - 3. Traffic Safety Protection;
  - 4. Parks and Recreation;
  - 5. Television Relay and Translation
  - 6. Mosquito Control:
  - 7. Covenant Enforcement and Design Review; and
  - 8. Security Services
- b. List and description of facilities authorized in Service Plan:

<u>Water</u>: At this time, potable water shall be provided to the Project via individual wells. The District does not anticipate providing potable water facilities and systems to serve the Project. However, in the event the District desires to provide potable water facilities and systems in the future, such changes shall be deemed a material modification to the Service Plan and the District shall obtain prior written approval from the County prior to providing such public improvements.

Storm Sewer: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for flood and surface drainage improvements, including, but not limited to, culverts, dams, retaining walls, access way inlets, detention and retention ponds, paving, roadside swales, curbs and gutters, disposal works and facilities, water quality facilities, and all necessary and proper equipment, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. Stormwater improvement subject to Colorado Discharge Permit System Regulations, if applicable, shall be owned and maintained by the District or such other governmental entity that may accept dedication. Dedication to another governmental entity of stormwater improvements subject to such regulations shall be subject to approval by the County. In no event will the District dedicate such detention ponds or facilities to a private homeowner's association, for operations or maintenance. All improvements shall be in accordance with the County and/or the water and service provider's rules and regulations. All proposed improvements must be reviewed, approved and permitted by the County prior to construction.

Sanitation and Wastewater Treatment: At this time, the Project will be served via On-Site Wastewater Treatment Systems ("OWTS's") as defined by Tri-County Health Department. The District shall have the power and authority to serve as a Responsible Management Entity as defined by Tri-County Health Department and in that capacity provide for inspections, monitoring and maintenance of the OTWS's in the Project. The District does not anticipate providing centralized sanitary sewer improvements to serve the Project. In the event the District desires to provide

sanitary sewer improvements in the future, such change shall be deemed a material modification to the Service Plan and the District shall obtain prior written approval from the County prior to providing such public improvements. All improvements shall be in accordance with the County and/or the water and service provider's rules and regulations. All proposed improvements must be reviewed, approved and permitted by the County prior to construction.

Street Improvements: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for arterial and collector streets and roadway improvements including, but not limited to, bridges, curbs, gutters, culverts, storm sewers and drainage facilities, detention and retention ponds, retaining walls and appurtenances, sidewalks, paving, lighting, grading, landscaping, streetscaping, placement of underground utilities, snow removal, tunnels, and other street improvements, wayfinding, monumentation, and architectural enhancements to any or all of the above, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. All improvements shall be in accordance with the County's rules and regulations. All proposed improvements must be reviewed, approved and permitted by the County prior to construction.

Traffic Safety Protection: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic control devices and safety controls on streets, as well as such other facilities and improvements as are necessary or prudent, including, but not limited to, signalization at intersections, traffic signs, area identification signs, directional assistance and driver information signs, with all necessary and incidental and appurtenant facilities, and land and easements, together with extensions and improvements thereto. All traffic and safety control devices will be consistent with and in compliance with County rules and regulations. All improvements shall be in accordance with the County's rules and regulations. All proposed improvements must be reviewed, approved and permitted by the County prior to construction.

Parks and Recreation: The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for public park and public recreation centers and other recreation facilities, services, or programs including, but not limited to, grading, soil preparation, sprinkler systems and other irrigation systems for entryway monumentation and landscaping, fencing, pavilions, playgrounds, playing fields, open space, bike trails, pedestrian trails, pedestrian bridges, equestrian trails and facilities, picnic areas, common area landscaping, streetscaping, signage, storage buildings and facilities, weed control, paving, decorative paving, outdoor functional and decorative lighting, community events, and other services, programs and facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto. All improvements shall be in accordance with the County's rules and regulations. All proposed improvements must be reviewed, approved and permitted by the County prior to construction.

<u>Television Relay and Translation</u>: The District shall have the power and authority to finance, design, construct, install, acquire, operate, and maintain television relay and translator facilities, satellite television and cable television facilities, with all necessary and incidental and appurtenant facilities, land and easements, together with all extensions and improvements thereto.

<u>Mosquito Control</u>: The District shall have the power and authority to finance, design, construct, acquire, install, operate, maintain, and provide for systems and methods for elimination and control of mosquitoes.

<u>Fire Protection</u>: The District will receive fire protection services from the Franktown Fire Protection District. The District shall have no power or authority to provide fire protection services or to fiancé, acquire, construct, complete, and install public improvements related thereto. In the event the District desires to provide fire protection services and/or public improvements related thereto, such change shall be deemed a material modification to the Service Plan and the District shall obtain written approval from the County and written consent from the Franktown Fire Protection District prior to providing such services and/or public improvements.

Covenant Enforcement and Design Review: The District shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended.

Security: The District shall have the power and authority to provide security services within the boundaries of the District, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as amended. In no way is this power and authority intended to limit or supplant the responsibility and authority of local law enforcement (i.e., the Douglas County Sheriff's Department) within the boundaries of the District.

c. List and description of any extraterritorial services, facilities, and agreements: None.

# V. Development Progress

- a. Indicate the estimated year of build-out, as set forth in the Service Plan: The Service Plan projects that the development would attain build-out in the year 2021. Development has been delayed for various reasons, and build-out is now anticipated to occur after the year 2021.
- b. List the services provided with the date service began compared to the date authorized by the Service Plan: The services currently provided by the District include, but are not limited to, storm sewer, street improvements, traffic safety protection, and covenant enforcement and design review, beginning in 2017.
- c. List changes made to the Service Plan, including when the change was authorized, when it was implemented or is expected to be implemented: An Amended and Restated Service Plan was approved by the County on November 7, 2017. The

Amended and Restated Service Plan is intended to supersede and replace the Original Service Plan, approved by the County on September 15, 2009, which established a multiple district structure, with two districts performing different functions. High Prairie Polo Club Metropolitan District No. 1 ("HPPC1") was to act as a service district, and the District was to act as a financing district. HPPC1 and the District mutually determined that it was no longer necessary to have separate financing and service districts and agreed that one district is necessary and capable of all actions listed in the Original Service Plan. The District submitted a request for a non-material modification to the service plan regarding a typographical error in Section IX. C. on March 11, 2019, and a notice was published initiating the 45-day review period provided for in C.R.S. § 32-1-207(3)(b). Upon review, the County found that the change was not a material modification to the District's Service Plan.

- d. List facilities to be acquired or constructed or leased back as set forth in the Service Plan and compare the date of completion or operation with the date authorized by the Service Plan: A list of facilities as set forth in the Service Plan that have been acquired or constructed or leased back is attached hereto as **Exhibit C**.
- e. List facilities not completed. Indicate the reason for incompletion and provide a revised schedule, if any: N/A
- f. List facilities currently under construction with the percentage complete and an anticipated date of completion: N/A
- g. Indicate the population of the District for the previous five (5) years and provide population projections for the next five (5) years: The District had a population of approximately 0 residents prior to 2018, with approximately 62.5 residents at the end of 2020 (based upon an estimated 2.5 persons per residence). The Service Plan contemplates that the estimated population at build-out is one hundred fifty (150) residents (based upon an estimated 2.5 persons per residence).
- h. List the planned number of housing units by type and the number of commercial and industrial properties with respective square footage and anticipated dates of completion/operation. Compare the completed units and completed commercial and industrial properties to the amount planned in the Service Plan: It is anticipated that the District will initially include sixty (60) residential units and zero (0) square feet of commercial space. Build-out is anticipated to occur after the year 2021.
- i. List any enterprises created by and/or operated by or on behalf of the District, and summarize the purpose of each: N/A

#### VI. Financial Plan and Financial Activities

a. Provide a copy of the audit or exemption from the audit for the reporting year: A copy of the District's 2020 Audit is not available and will be provided as a supplement when available.

- b. Provide a copy of the budget, showing the reporting and previous years: A copy of the 2021 Budget is attached hereto as **Exhibit A**.
- c. Show revenues and expenditures of the District for the previous five (5) years and provide projections for the next five (5) years. Include any non-District or non-governmental financial support. Include and list individually all fees, rates, tolls, etc., with a summary of the purpose of each. Show other miscellaneous tax revenue, such as specific ownership taxes. For the same period, show actual and projected mill levies by purpose (showing mill levies for each individual general obligation, revenue-based obligation, or contractual obligation): Information regarding the revenues and expenditures of the District can be found in prior year audits and the current year budget. The 2021 Budget is attached hereto as **Exhibit A**.
- d. List all debt that has been issued, including all individual issuances with a schedule of service until the debt is retired: A list of all debt that has been issued and will be included with the 2020 Audit as a supplement to the Annual Report when available.
- e. List individually all authorized but unissued debt, including the purpose, ballot issue letter designation and election date, and amounts authorized and unissued: See information provided with the 2017 Annual Report.
- f. List the total amount of debt issued and outstanding as of the date of the annual report and compare to the maximum authorized debt level as set forth in the Service Plan: The total debt issued as of the date of this report is \$3,723,000. The maximum authorized debt level under the Service Plan is \$8,000,000. The District has \$4,277,000 remaining authority under the Service Plan.

## g. Enterprises of the District

- 1. Include revenues of the enterprise, showing both direct support from the District and all other sources: N/A
- 2. Include expenses of the enterprise, showing both direct payments to the District and all other obligations: N/A

## h. Detail contractual obligations

- 1. Describe the type of obligation, current year dollar amount, and any changes in the payment schedule, e.g. balloon payments: N/A
- 2. Report any inability of the District to pay current obligations that are due within the current budget year: N/A
- 3. Describe any District financial obligations in default: N/A

# i. Actual and Assessed Valuation History

- 1. Report the annual actual and assessed valuation for the current year and for each of seven (7) years prior to current year: The 2020 Assessed Valuation of the District is attached hereto as **Exhibit B** and a summary of assessed valuation, mill levy, and property taxes collected is attached hereto as **Exhibit D**.
- 2. For each year, compare the certified assessed value with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the certified value. The estimated assessed value from the Service Plan for 2020 was \$3,944,438. A summary of assessed valuation, mill levy, and property taxes collected is attached hereto as **Exhibit D**.

# j. Mill Levy History

- 1. Report the annual mill levy for the current year and for each of the seven (7) years prior to current year. Break the mill levies out by purpose (e.g., debt issuance and operations and maintenance): A summary of assessed valuation, mill levy, and property taxes collected is attached hereto as **Exhibit D**.
- 2. For each year, compare the actual mill levy with the Service Plan estimate for that year. If Service Plan estimates are not available, indicate the same and report the actual mill levies: The Service Plan estimated a mill levy in 2020 at 65.000 total mills.

# k. Miscellaneous Taxes History

- 1. Report the annual miscellaneous tax revenue for the current year and for each of the seven (7) years prior to the current year. Break the tax revenue out by purpose (e.g., general operations, revenue-based obligations, debt by issue, contractual obligations, other): Any miscellaneous tax revenue can be found within the current year budget, attached hereto as **Exhibit A**.
- 2. For each year, compare the actual miscellaneous tax revenue with the Service Plan estimate for that year (if provided in Plan). If the Service Plan estimates are not available, indicate the same and report the actual taxes: N/A

#### 1. Estimated Assessed Valuation of District at 100% Build-Out

1. Provide an updated estimate and compare this with the Service Plan estimate: An updated estimate of assessed valuation at 100% build-out is not available at this time.

- m. Estimated Amount of Additional General Obligation Debt to be issued by the District between the End of Current Year and 100% Build-Out.
  - 1. Provide an updated estimate based on current events. Do not include refunding bonds: Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$8,000,000. As of December 31, 2020, the District had \$4,277,000 remaining authority under the Service Plan. The District did not budget to issue debt in 2021 and the District does not anticipate additional General Obligation Debt at this time.

# Exhibit A Budget

# TWO BRIDGES METROPOLITAN DISTRICT 2021 BUDGET MESSAGE

Attached please find a copy of the adopted 2021 budget for the Two Bridges Metropolitan District.

The Two Bridges Metropolitan District has adopted budgets for two funds, a General Fund to provide for general operating expenditures, maintenance costs and covenant enforcements costs; and a Debt Service Fund to provide for payment on the outstanding general obligation debt.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2021 will be developer advances, operations and maintenance fees and property taxes. In 2021, the District intends to impose a mill levy on all property within the District totaling 65.348 mills, of which 15.250 mills will be dedicated to the General Fund and the balance of 50.098 mills will be allocated to the Debt Service Fund.

# Two Bridges Metropolitan District Adopted Budget General Fund

For	the	Year	ended	December	31,	2021

	Actual <u>2019</u>	Adopted Budget 2020	Actual 9/30/2020	Estimate 2020	Adopted Budget 2021
Beginning fund balance	\$ -	\$ 283	\$ 3,577	\$ 3,577	\$ -
Revenues:					
Property taxes	21,881	35,979	35,979	35,975	41,569
Specific ownership taxes	2,195	1,798	2,270	2,800	2,077
Operations and Maintenance Fee	21,595	48,000	35,769	41,000	74,400
Vacant lot fee	-	-	-	-	22,620
Miscellaneous income	-	100	2,420	3,000	1,077
Interest Income	6,443	-	_	-	-
Developer advances	94,545	25,115	25,115	35,190	21,000
Total revenues	146,659	110,992	101,553	117,965	162,743
Total funds available	146,659	111,275	105,130	121,542	162,743
Expenditures:					
Accounting	21,815	7,500	8,353	13,000	13,000
Audit	- -	4,500	4,500	4,500	4,500
Election	-	2,000	2,716	2,716	
Insurance/SDA Dues	20,951	23,046	18,376	18,376	21,000
Legal	31,937	10,000	11,707	15,000	15,000
District Management	21,975	10,000	13,770	18,000	15,000
Covenant Control	4,403	1,500	849	1,500	1,500
Office supplies miscellaneous	2,741	500	1,170	2,000	2,000
Landscape maintenance	31,301	19,000	34,894	35,000	35,000
Storm water inspections	-	4,140	-	-	4,140
Tree maintenance and winter watering	-	5,000	_	5,000	5,000
Irrigation repairs	-	500	-	500	5,000
Utilities	1,229	1,500	901	1,000	1,500
Detention ponds	-	5,000	-	· -	· -
Trash and recycling	480	3,600	3,116	4,400	5,250
Treasurer's Fees	336	540	550	550	624
Contingency	=	10,000	-	_	-
Reserve	=	-	-	_	30,375
Emergency Reserve		2,949			3,854
Total expenditures	143,082	111,275	100,902	121,542	162,743
Ending fund balance	\$ 3,577	\$ -	\$ 4,228	\$ -	\$ -
Assessed valuation		\$ 2,359,300			\$ 2,725,820
Mill Levy		15.250			15.250

# Two Bridges Metropolitan District Adopted Budget Debt Service Fund For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual 9/30/2020	Estimate 2020	Adopted Budget 2021
Beginning fund balance	\$ 544,723	\$ 432,867	\$ 447,614	\$ 447,614	\$ 390,958
Revenues:					
Property taxes	71,383	118,196	118,196	118,195	136,558
Specific ownership taxes	7,160	5,910	7,458	9,000	6,828
Interest income	12,289	1,000	4,702	4,800	1,000
Total revenues	90,832	125,106	130,356	131,995	144,386
Total funds available	635,555	557,973	577,970	579,609	535,344
Expenditures:					
Bond interest 2018A	180,844	180,844	90,422	180,844	180,844
Paying agent fees	6,000	6,000	6,000	6,000	6,000
Contingency/Miscellaneous	-	1,500	-	-	1,500
Treasurer's Fees	1,097	2,567	1,807	1,807	1,067
Total expenditures	187,941	190,911	98,229	188,651	189,411
Ending fund balance	\$ 447,614	\$ 367,062	\$ 479,741	\$ 390,958	\$ 345,933
Assessed valuation		\$ 2,359,300	<u>.</u>		\$ 2,725,820
Mill Levy		50.098	<u> </u>		50.098
Total Mill Levy		65.348	=		65.348

# Exhibit B Assessed Valuation

## CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4522 - Two Bridges Metro District

IN DOUGLAS COUNTY ON 11/19/2020

	_
USE FOR STATUTORY PROPERTY TAX REVENU	IE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

New Entity: No

<u>\$0</u>

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2020 IN DOUGLAS COUNTY. COLORADO

1. PRE	VIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,359,300
2. CUR	RENT YEAR'S GROSS TOTALTAXABLE ASSESSED VALUATION: *	\$2,725,820
3.	LESS TIF DISTRICT INCREMENT, IF ANY:	<u>\$0</u>
4. CUR	RENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,725,820
5. NEW	CONSTRUCTION: **	\$446,370
-	REASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANN	EXATIONS/INCLUSIONS:	<u>\$0</u>
8. PRE	VIOUSLY EXEMPT FEDERAL PROPERTY: #	<u>\$0</u>
	/ PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## _AND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXI	ES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXI	ES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00
	lue reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b),Colo. Instruction is defined as: Taxable real property structures and the personal property connected with the structure.	
# Jurisdict	tion must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the value n.	es to be treated as growth in the limit
	ction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit	calculation.
	USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY	
	ORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S.	
IOIAL	ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN DOUGLAS COUNTY, COLORADO ON AUGUS'	T 25, 2020
	ACTUAL VALUATION FOR THE TAXABLE YEAR 2020 IN DOUGLAS COUNTY, COLORADO ON AUGUS' RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:	T 25, 2020 \$22,187,181
1. CUR		
1. CUR	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	
1. CUR	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ DDITIONS TO TAXABLE REAL PROPERTY:	\$22,187,181
1. CUR	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ DDITIONS TO TAXABLE REAL PROPERTY:	\$22,187,181
1. CUR AE 2.	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @  DDITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$22,187,181 \$6,242,760
<ol> <li>CUR</li> <li>AE</li> <li>3.</li> </ol>	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @  DDITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !  ANNEXATIONS/INCLUSIONS:	\$22,187,181 \$6,242,760 \$0
<ol> <li>CUR AE</li> <li>3.</li> <li>4.</li> </ol>	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:   DDITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !  ANNEXATIONS/INCLUSIONS:  INCREASED MINING PRODUCTION: %	\$22,187,181 \$6,242,760 \$0 \$0
<ol> <li>CUR AE</li> <li>3.</li> <li>4.</li> <li>5.</li> </ol>	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:  © DDITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:  ANNEXATIONS/INCLUSIONS:  INCREASED MINING PRODUCTION: %  PREVIOUSLY EXEMPT PROPERTY:	\$22,187,181 \$6,242,760 \$0 \$0 \$0 \$0
<ol> <li>CUR AE</li> <li>3.</li> <li>4.</li> <li>6.</li> </ol>	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:  © DITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:  ANNEXATIONS/INCLUSIONS:  INCREASED MINING PRODUCTION: %  PREVIOUSLY EXEMPT PROPERTY:  OIL OR GAS PRODUCTION FROM A NEW WELL:	\$22,187,181 \$6,242,760 \$0 \$0 \$0 \$0 \$0
1. CUR AE 2. 3. 4. 5. 6. 7.	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:  ODITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:  INCREASED MINING PRODUCTION: %  PREVIOUSLY EXEMPT PROPERTY:  OIL OR GAS PRODUCTION FROM A NEW WELL:  TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$22,187,181 \$6,242,760 \$0 \$0 \$0 \$0 \$0
1. CUR AE 2. 3. 4. 5. 6. 7.	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:  DITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:  INCREASED MINING PRODUCTION:  PREVIOUSLY EXEMPT PROPERTY:  OIL OR GAS PRODUCTION FROM A NEW WELL:  TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:  (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted	\$22,187,181 \$6,242,760 \$0 \$0 \$0 \$0 \$0
1. CUR AE 2. 3. 4. 5. 6. 7. DE	RENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY:  DITIONS TO TAXABLE REAL PROPERTY:  CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:  INCREASED MINING PRODUCTION: %  PREVIOUSLY EXEMPT PROPERTY:  OIL OR GAS PRODUCTION FROM A NEW WELL:  TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:  (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted.)	\$22,187,181  \$6,242,760  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0  \$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2020

Data Date: 11/19/2020

# **Exhibit C Engineers Report and Certification**



Tamarack Consulting LLC 8840 W. Colfax Ave Lakewood, CO 80215 Ph. 303.233.3265 www.tamarackconsultingllc.com

# **ENGINEER'S REPORT and CERTIFICATION**

#### PREPARED FOR:

High Prairie Polo Club Metropolitan District 450 E. 17<sup>th</sup> Avenue – Suite 400 Denver, CO 80203

#### PREPARED BY:

Tamarack Consulting LLC 8840 W. Colfax Avenue Lakewood, CO 80215

#### **DATE PREPARED:**

December 11, 2015



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#### **ENGINEER'S REPORT**

#### Introduction

Tamarack Consulting LLC ("Tamarack") was retained by High Prairie Polo Club Metropolitan District No. 1 ("District") as the Independent Consulting Engineer to prepare an Engineer's Report and Certification associated with costs related to the constructed Public Improvements located within the District's boundaries. The purpose of this Engineer's Report and Certification was to review the completed public improvements located on site, determine reasonable costs of these improvements, and determine the improvements eligibility for reimbursement. This particular development at the time of this certification is a housing subdivision that was partially completed between 2009 and 2010. The subdivision is located in Douglas County, Colorado and is approximately 484.6 acres in size. This certification has reviewed hard construction costs as well as estimated associated soft and indirect costs related to the construction of public improvements.

The attached Engineer's Certification states that the Independent Consulting Engineer finds and determines that costs associated with the constructed Public Improvements considered in this Engineer's Report are estimated to be \$5,926,812.36.

Table I is entitled a Summary of District Eligible Costs. These costs are associated with Public Improvements and categorized by type of improvement. Table I is a summary of Construction Costs broken down by district eligible category. Table II is a summary of construction costs by category per the service plan. Table III is a detailed breakdown of construction costs including the eligibility of each line item. Table IV shows the estimated soft and indirect costs based on percentages determined from past projects. Table V shows estimated future costs to complete the public improvements on the property broken down by category. Table VI shows a detailed breakdown of future estimated costs and each items projected eligibility.

#### Public Improvements as Authorized by the Service Plan

Tamarack reviewed the Service Plan for High Prairie Polo Club Metropolitan District No. 1 and High Prairie Polo Club Metropolitan District No. 2, prepared by Icenogle, Norton, Smith, Gilda, & Pouge P.C. dated September 15, 2009 ("Service Plan"). Section II of the Service Plan states, "The purpose of the Districts is to provide public improvements and services for the benefit of all anticipated inhabitants and taxpayers of the Districts..." Section II of the Service Plans expands on this further by stating, "The Districts also serve to finance and oversee the construction and/or acquisition of these public improvements..." Section X-G1 defines the total debt limit of the District at \$8,000,000.00. Exhibit C shows the District Boundary Map, showing that all public improvements constructed to date are within the District boundary. Section VIII-A defines the services that the District can provide, including Water, Storm Sewer, Sanitation and Wastewater Improvements, Street Improvements, Traffic Safety Protection, Parks and Recreation, Television Relay and Translation, Mosquito Control, and Fire Protection. Tamarack has determined that costs associated with the constructed Public Improvements under consideration in this report and certification are indeed authorized by the Service Plan.

### Scope of Certification

The scope of this certification was to review the public improvements that have already been partially completed on site. There was no cost documentation such as invoices and pay applications present to review so costs for the improvements had to be determined using other documentation provided. The hard cost scope of work categories reviewed for this cost certification include the following sections: Water, Storm Sewer, Sanitation and Wastewater Improvements, Street Improvements, Traffic Safety Protection, Parks and Recreation, and Fire Protection. For a breakdown of district eligible costs, refer to



Tables II and III. Soft and Indirect costs for the project were estimated using industry standard percentages of total cost.

#### **General Methodology**

Tamarack employed a phased approach toward the preparation of this Engineer's Report and Certification of costs associated with Public Improvements.

#### Phase I - Authorization to Proceed and Document Gathering

Tamarack was initially authorized to proceed with the Engineer's Certification in November of 2015. All of the project documentation was provided to Tamarack on November 17, 2015. Due to the large span of time between the construction of public improvements and the completion of the Engineer's Certification, as well as turnover by District ownership, the documentation was incomplete so Tamarack had to employ engineering judgement to complete the Engineer' Report and Certification.

#### Phase II - Review of Construction Documentation

See Appendix A for a listing of construction documents reviewed, as deemed necessary, by Tamarack. Tamarack reviewed all documentation that was deemed relevant to the construction of public improvements.

#### Phase II - Site Visit

A site visit was completed by a Staff Engineer on December 4, 2015. Tamarack met an employee from the McBroom Company on site and did a thorough inspection and evaluation to determine the current status of infrastructure on site. The visit was documented using pictures to identify the current conditions of the infrastructure. At the time of the visit, there was approximately 8 inches of snow covering the site. Tamarack made all reasonable efforts to locate and document the completed infrastructure, but due to the snow coverage a complete visual inspection of all infrastructure was not feasible.

#### Phase IV - Verification of Construction Quantities

Tamarack performed detailed quantity takeoffs of the drawing sets that were provided. These quantities were then compared to the Cost of Improvements in Exhibit D of the Service Plan ("Exhibit D"). The site visit was used to verify quantities of materials installed. Tamarack utilized visual inspection of improvements, as well as aerial imagery, to ensure that they were present but was not tasked with verifying if these improvements were properly constructed or maintained. However, where possible, Tamarack did try to identify infrastructure that will need repair. These quantity take-offs were used in conjunction with Phase V below to certify reasonableness of construction costs. These quantity take-offs were used to verify current site conditions, however, Tamarack did not perform an official As Built Land Survey of Public Improvements.

#### Phase V - Verification of Construction Costs

Construction Unit Costs associated with Public Improvements were initially pulled from the Exhibit D worksheet. This worksheet was also utilized in the Bill of Sale from the previous developer of the District. The unit costs used in the Cost of Improvements were then compared to 2009 historical cost data to determine if the costs were within a reasonable market value. No information was provided regarding soft and indirect construction costs. Therefore soft and indirect costs were estimated based on industry standard percentages applied to the Hard Costs.



#### Phase VI - Verification of Payment for Construction Costs

A comprehensive set of bank statements, cancelled checks and/or lien waivers to be utilized as proofs of payments were not available to Tamarack. Tamarack utilized the Amount to Complete Column in Exhibit D in conjunction with the site visit and quantity take-offs to determine which scopes of work related to District public improvements were not yet complete. Since no proof of payment was present, Tamarack focused on properly identifying actual infrastructure installed to date to ensure public improvements not yet completed were not included in the certified cost.

#### Phase VII - Determination of Construction Costs Eligible for Developer Reimbursement

Tamarack concluded the Engineer's Report and Certification by determining which Hard Construction costs were eligible for District reimbursement. The majority of the work completed is considered public improvements so therefore most of the Hard Costs are determined to be eligible. The total amount of completed public improvements was utilized to estimate eligible soft and indirect costs. Using the total amount of hard costs deemed eligible and the total amount of hard costs installed an overall percentage of district eligibility was determined to be 85.9%. This percentage was then applied to the soft and indirect costs to determine the total eligible amount for soft and indirect costs.

#### **Expected Life Cycle of Materials**

Tamarack reviewed the public improvements to evaluate their potential life expectancy. This review included storm water, bridge deck, curb and gutter, and roadway improvements. All life expectancies are based on the infrastructures being installed and maintained properly.

Storm water is assumed to be at least Class III Reinforced Concrete Pipe (RCP). Per the Army Corps of Engineers Engineer Manual 1110-2-2902, "most studies estimated product service life for concrete pipe to be between 70 and 100 years. Of nine state highway departments, three listed the life as 100 years, five states stated between 70 and 100 years, and one state gave 50 years."

A Colorado Department of Transportation (CDOT) research project was performed in 2007 to evaluate bridge deck service life. This study included extrapolations of time-domain trend lines for the National Bridge Inventory (NBI) deck condition ratings. Based on findings, an uncoated bridge deck can have a service life of approximately 35 years before rehabilitation and repairs are required.

Per A Guide for Maintaining Pedestrian Facilities for Enhanced Safety by the US DOT Federal Highway Administration, concrete can have a life span between 40 and 80 years if installed and maintained properly. A conservative life expectancy for concrete curb and gutter would be 40 years.

A standard asphalt cement for the area is a Superpave Performance Graded (PG) binder 76-28 or PG 64-22 with a Grading SX (1/2 Inch nominal) used for the permanent final lift or overlay of all asphalt. Based on this standard, Equivalent Single Axle Loading (ESAL) data can be assumed for a 20 year design life. Although transportation authorities, such as Washington State DOT, may provide ESAL data for 50 year design life, a conservative approach has been taken at 20 years. Should further verification of the pavement be required, the Remaining Service Life (RSL) of the roadway can be identified with more in depth investigation. It should also be noted that due to the minimal usage of the roadway in the District, it reasonable to expect the life of the roadway to extend beyond 20 years from construction.



#### **Evaluation of Future Construction Costs**

Due to the current status of the public improvements being partially complete, there will be costs incurred in the future to complete all of the public improvements. The documentation provided to Tamarack included two separate documents estimating the cost to complete the project. Tamarack evaluated the current status of completed infrastructure, as well at the two opinions of costs to complete the project. After completing the evaluation Tamarack created Tables V and VI as a way to provide the District with a rough estimate of future costs that may be eligible for reimbursement. These costs are based off of current conditions and values. Generally Tamarack designated any repairs, demolition, and rework due to improper maintenance of public improvements not eligible for reimbursement. It should be noted that these tables are only an estimate, and should not be considered District eligible costs at this time. Should the District complete the public infrastructure, an engineer will have to provide an independent cost certification based on actual costs incurred.



#### **ENGINEER'S CERTIFICATION**

Collin D. Koranda, P.E. / Tamarack Consulting, LLC (the "Independent Consulting Engineer"), states as follows:

- 1. The Independent Consulting Engineer is an engineer duly qualified and licensed in the State of Colorado with experience in the design, construction and certification of Public Improvements of similar type and function as those described in the above Engineer's Report.
- 2. The Independent Consulting Engineer has performed a site visit and reviewed applicable construction and legal documents related to the Public Improvements under consideration to state the conclusions set forth in this Engineer's Certification.
- 3. The Independent Consulting Engineer finds and determines that costs associated with the constructed Public Improvements considered in this Engineer's Report are estimated to be \$5,926,812.36. In the opinion of the Independent Consulting Engineer, the above stated value for the Public Improvements is reasonable and consistent with costs associated with similar improvements, constructed for similar purposes, during the same timeframe in similar locales.

Sincerely,

Tamarack Consulting, LLC

Collin D. Koranda, P. E.



#### Appendix A

#### Documents Reviewed

## Metropolitan District Documents

- Service Plan for High Prairie Polo Club Metropolitan District No. 1 and Service Plan for High Prairie Polo Club Metropolitan District No. 2. Dated September 15, 2009.
- HPPCMD Bill of Sale between High Prairie Polo Construction Company Inc. and High Prairie Polo Club Metropolitan District No. 1. Dated January 10, 2010.
- Improvement Acquisition and Reimbursement Agreement. Dated January 10, 2010.
- Preliminary Acceptance of Infrastructure Improvements High prairie Polo Club Metropolitan District No. 1. Dated January 10, 2010.

#### Drawings

- Final Construction Plans for Bayou Gulch Crossings High Prairie International Polo Club. Engineers stamp for re-approval on September 18, 2015.
- Final Construction Plan High Prairie International Polo Club. Engineers stamp for re-approval on September 18, 2015.
- High prairie International Polo Club Grading, Erosion, and Sediment Control (GESC) Plans. Engineers stamp for re-approval on September 18, 2015.
- ALTA / ACSM Land Title Survey Lots 1-60, Tracts A through R, High Prairie International Polo Club. Dated September 17, 2015.

#### Miscellaneous Documents

- High Prairie International Polo Club Preliminary Budget Proposal by Haselden Construction.
   Dated May 13, 2015.
- Mountain View Estates Engineer's Opinion of Probable costs Cost to Complete. Dated August 15, 2013.

#### Life Expectancy Documents

- Army Corps of Engineers Engineering Manual 1110-2-2902
- Service Life and Cost Comparisons for Four Types of CDOT Bridge Decks. George Hearn and Yunping Xi. September 2007.
- A Guide for Maintaining Pedestrian Facilities for Enhanced Safety by the US DOT Federal Highway Administration
- Development of Site-specific ESAL CDOT-DTD-R-2002-9. Sirous Alavi et. al. 2002.

8



# High Prairie Polo Club Summary of Costs Table I

	en e	District Eligible	Percent	Developer
	<b>Total Cost Paid</b>	Costs	District	Reimbursement
Direct Construction Costs	\$ 5,847,507.16	\$ 5,022,670.80	85.9%	\$ 5,022,670.80
Soft and Indirect Costs	<b>\$</b> 1,052,55 <b>1.2</b> 9	\$ 904,141.56	85.9%	\$ 904,141.56
Totals	\$6,900,058.45	\$ 5,926,812.36	85.9%	\$ 5,926,8 <b>12.36</b>



# High Prairie Polo Club Construction Costs Summary By Category Table II

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Category	Cor	nstruction Cost	Percentage		
Water	\$	2,749.70	0.1%		
Storm Sewer	\$	1,490,199.61	29.7%		
Sanitation and Wastewater Treatmen	\$	Ay	0.0%		
Street Improvements	\$	3,524,060.97	70.2%		
Traffic and Safety Protection	\$	2,466.53	0.0%		
Parks and Recreation	\$	3,194.00	0.1%		
	\$	5,022,670.80	100.0%		



#### High Prairie Polo Club Construction Cost Detail Table III

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This marker Manifolia	3 f.A	\$ 2,310,00 \$	N,248.00	: 1	18,910 90	3 5	6,939.00 11.991.75		£1994 £054			500% 1,00%		
Brammer Manhorn	5. 8.6	\$ 2,568.75 \$	15,595.75	0.5	. 8				1000		Start Seem	10202		
rie il Consum itus	1 1.4	£ 5,560.00 \$	9,840,00	0.5		1.5	5,660 00		100%		Stirre Sewer	1000		
Alterialist Regrisp Bustin	411.0	5 128 10 5	52,549 10	97.5		415 \$	39,849,30		100% 58%		Storen Zewen	100%		
Conceste V Pan	193 11	1 62.64 1	6,503.80	9 \$	1	150 \$	6,822 49		1,00%		States Same	100%		
an ed Patida	\$42.62	\$ 45.03 3	8,708.46	1.0	I	349 \$	8,300 49	6 6,705 45	1282%	*		204577	2 11,700,409	
Distance with the land life					- 1	620 1	35.823 W	\$ 71,825 Sd	100%		Suiter Sever	100%	11,535.54	
edia Charrier	622 15	\$ 95.06 \$	13.8/1.16	0.5	ł	622 T	\$2,813.50 \$.585.60	21,825,58	2008		Daying Samer	100%		
tere rood filmer	1356 5	3 5.24 1	8.541 41	0 \$	i	1256 f	9,593 ## 25,587 W				State of Second	100%		
produce and finishe	1,630 56	1 1125 }	21,127.52	0.5	. 1	1590 t-	35,567 N2 8,882-84		5127% 64%		Support Service	1000		
favirence Ites	311 07	3 28,04 \$	# 700 44	0.5	1	2 2 16	8,922-64	5 5,630 50	57%		Charate Several	1908		
Expense # sublime	31.0	\$ 187.33 \$	8 \$25 55	0 \$	- 1		13,513,73		57A 150%		Spinis genes	100%		
agian hat Constant Microsco	128 (0)	5 124.97 3	1 * 8.53 78	0.4		104 £	\$3.523.78 43.704.52		100%		Source Server	TOW.		
ague 18 Suad Riscross	1675 CY	\$ 48.00 \$	51,744.08	387 \$	944 #1.04q	309 S 100 S	41,TOR.51 3,501.10		100%		Storm Seven	MAN		: 2 E
otaning Wes	2,26, 74	\$ 34.96 9	7,691.72	0.5							Scotts Server	200%		
T allar	1 1.5	1 16,271,00 1	16,375,00	3 \$		7.1	\$2,373,00							
keny	4 15	\$ 1,680 cm \$	1,890,00	4.0	* 1	1.3	1,690,00				Statems Section	1,00% 1,00%		
des	1000 54	\$ 2.E0 3	3,100 m2	2 \$	. 1	1000 F	1.0000		102%					
premine V kan	133 13	\$ 42.54 \$	1,871.17	6.3	. 1	137 \$	5,678 \$2		194		Sections Secret	100%		2
Notes Importure	1 65	\$ 10,500,500 \$	10,300-07	-3.5	11.1,500.000	9 %	*	1	044	. >	School Enterer	1,03%	2	2
Determine Francists					1			1			1			
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finne Peoplificate	1272 55	\$ 4.55 \$	6.741 50	2.0	1	5,020 \$	F,388.50	\$ 6,762.50	1000	- 5	Sticon Sewio	3,009%	\$ 6,721,50	3 \$



#### High Przirie Polo Club Construction Cost Detail Table IN

響 世 couperis les					Table II								-	
		Original Contract Values	Change Croters Final Contract Values				F.	eyesenta Atado		#Sgipliog				
Nark the spation	Chartin	Dan Cout	Section	i.inst	Volum	aj 1933	Contract Value	Amount Involved	Percent A	manaka Kermaining 4a to trivalus s	District Trains	Prescont Electrists	torus tipobio	rasin Shared
protein with State	12,54 87	E test 5	12,118,16	> %		1128 5	हड उसने वह	1 35,546.55	1339% 1		South Edward	53536-3		3
Farmenanca 1.1	288 CV	2 2004 3	17.878.14	-2.5	1226.32	150 \$	1960.50		100% 5		Obene Seer	137% I		į
Consideral Bette Been	57 Dt	\$ 187.85 \$	LC level of	0.5		55 \$	14304.25		139% 5		Samer Speed	100% 1		
ggette someter tyrog	61.0	\$ 12467 E	1 2007 85	6.8	1	40 5	5 513 F18(7)		1/00% 3		Different Successor	1804 %		
Type of First Election	821 Cx	5 48 05 1	76 X 18 10 1	7.5		Att S	85 11 4 8 B		tory f		Saure Sauve	740% B		
	90 11	\$ 29.95 %	4 88 23	30.3	2,395.95	0.5		32,012,00	28.5		toom Same	3/07% \$		e e
approved 2000					220000	1.3	10 54 3.02	3 \$12435K	1094 5		Damen Sawan	100% 5		
(Figure )	3 12		(8 to \$ 40)	6.5	' 1		1155.00		lien i		Lioni Yoser	100% 5		
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T Groupen's Brandons	\$1.CF	3 755.35 \$	2.756.34	5 %	- }	51 3	3,514.34	\$ 5,554.85	200%		Mariento Belleven	53/5/ 9		5
Company Serge	112	\$ 9,545,58 \$	2,525.22	0.5	1	1.5	5,541.25	3 S 341 CE	507396 F		ison to Sweet	1/2/8 5		ş.
Faces At York Electric	66 57	\$ 49.09 \$	\$ 2727 DA	0.5	- 1	66 F	5,373.25	5 5 53 28	200% \$		\$5200 Same	3702% \$		ž.
fargering of of	8041	1 4101 1	N 2972 911	C \$	- 1	ati f	3 (30 60	1 1,4000	75% 1		Elektrat Behavan	100% S		
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ang Surang and Peul Basis	9254 C1	1 100 1	9,385.54			29335 3	#2.413.64		0% 1			100%		
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ia extraparant shown betwee storm Modifications			1						2.50			300%	9 2183 95	
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Kotil Dat Lee Cristing	D \$5	\$ 4,610,00 \$	٠. ا	1.2	1,472195	1 1	1,51210		5,90%		Phone Scotters	65		5 1.612
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press Course	# 45	8 7,790 00 9	1	1.2	2,750,600	1.1	3,280.03				Marine	190%		
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tales Differe twices Recovered	845	\$ 58080-\$		1.5	\$ \$1.50	1.1	536.56	\$ 5340 00	100%		1			
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i un littergrindjustmert	6 15	F 13 200 (10) 2		3.3	14 betty rectifi	1.5	15.86.7 807	v (2,907.60)	1.65%		A		*	y 190801 6
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oneset kungres on tilbrithon	015	\$ 59,560,80 \$	1	2.3	15.590 89	1.5	14,230,00				San-Dane	0%		2 (3.842)
Park Change As in history	G 12	\$ (3.400.44) \$	1	3 %	(克里SSS #44)	3.5	18,6 (27-46)	\$9 SENTENT	115/94	5	\$ minimizers (2)	UW.	, ,	2 33,752.4



#### High Prairie Polo Club Construction Cost Detail Table II

	Cira	Creal Employed Values		Shares Ord	erencesarian erencesaria	Past Contract	***************	-			<del></del>		************	
		Congresi Contract Vesicas Change Orders					Values	P:	egypterists BARA		Î	<b>经</b> 資格的	Tr.	
27. 4.36				tant		tisis	Contract Value	Amount levokad		mount summissing		Person		
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Social for Ed. Ed. Spopular creases, Plans Server Serv	45.2	a section of	. 1	1.5		1.1	£ Micklid		120% 3		HARrow .	100% 5	050000	d
NAT Loren de \$26/5		\$ 4,800.60 \$			8,820.00		6.56F.36				Desemble and	70056.5		a 3. < 900.06
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Kazara ter er en semanaren. Karantar erreta Garrantean	F 45	3 1,149.50 5		2.5	211905	1.5	1163333		100% 5		Phas Correr	184 1		\$ \$ \$65.25
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#### High Prairie Polo Club Construction Cost Detail Table III

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#### High Prairie Polo Club Construction Cost Detail Table III

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E Tropasa kolodora	4.2 Ct	\$ 187.75 \$	18.025 Yo	6.5		62.2	11.615.81	\$ 2494-00 6 66-004-00	675		En was bride some over to	100% 5		5 1876436
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			Ì								1			
\$79,677			1		- 1						1		1 1 1 34 31 9 68	
Fr desprey Report men	25 333 07	6 73.56 5	1 619 631 86	\$ 5	. 1	75039.5	1,611221320		36%	P 3823185	Stages Inches of			
Supra and Contract	34 252 57	5 13.97 5	F12 505 54	0.5	Į.	34757 \$	F15,235,24		300h		: Strage browns a cert I Town browns are			
of Crossel Servicians - at Death	9.49 CY	5 45.39 5	50,454,64	8.1	ł	3701. 5	(0.234.89		\$65.					
Dinama i Samo	1.65	\$ 17,378 10 \$	17 398 50	9.5		1.5	\$2,509,50 10,400,00		13% 100%		Speak Judy Conserva-			
Represent à beognate serve distre	Ø FE	\$ \$5,800.00 9	Į.	1 5	19,800,000	1.5	\$9,500,000 \$3,576,40				Chest salaments			
Birg Est long Dimensional	0.15	2 82,826.40 \$		3.2	88,878,42	1.5	F1 0 4F #G	1 2227670	11,32%		The state of the state of the		. n.sparie 40	
Epimeata Winter Production			Į.	20,000 \$	28 Jan ( 58)	3000 1	25,900,00	\$ \$7.050 AO	5.7%	t tiwis	Inguist companion works	3,00%	5 17.0% sc	s
Kom+017-5391	\$ 17	5 605 \$	. !	20,000 \$	2,585,46 2,585,46	1920 1	2300030		25%		South transportation			
tangan termining districts	0.12	5 076 3	1	26,974.3	A, area Als	24340 8	2.500.00	1"	2.2	. 1,100 %	1			-
fast Boorwood Sallograpile	* 14	e areas e	9	1.5	6 8 2 2 1 (1)	1.5	7.671 (2)	T 1985W	100%	\$	Say seed the period and service	1304	s «aesma	
Starrasses, Tabbles at eric British delirate solle Navarrather Wist Albertus	# EE	S (14200 \$	-	. ,			5 Jun 2 See		4,477					
	23.3	\$ 2,496500 4	ł	2.5	7,483,00	3.3	3,460 98	<ul> <li>2,462,00</li> </ul>	TECH.	5	Nonetherer	194.	;	3 3 6800
Georges Faith	÷ 43	* Wanto A. s.	ŧ	6.9	0.000									



# High Prairie Polo Club Construction Cost Denail Table III

		Original (	entract Value	1	Change tire	iora (	Final Contract	Values	¥2	symens the	be:	1	1.汽车物	<b>的</b>	
		_			-	1		Contract	Associat levidosi	Percent	Amount familian		Persent		
Work Description	Desiring	は北海	Cont	¥sites	<b>U</b> halli	*****	Us/t	Valrie		torgical	to be invested	District Type	the bis	Total thembe	Asian-Chatch
Contract Colors	C 45		1 00 68		2.3	960100	1 3	in the contract of		\$30%		Next-Date of	6%		\$ 64C
Secretary Experi	615		1 2,085,00 1		18	2,055,543	1 5	2,055.00		100%		Breits Brother	CAR.		9,005
Paramong for temperature	015	;	2.111.68 1	-	15	2,442.56	1.5	2,212 68		2187%		P.R. STOCK	300%		
Marrielly Louis Regulationaris	6 LS		1 1,800.06 5		1 3	1,390,56	1 5	1,890.04		100%		Non-Brench	04		1.5954
Haviner Exprenent European	8.6 (1	r	1 5.26 \$		840.5 \$	1,741.83	240.5 \$	2,740 01	5 7.749.83	120%	\$ ·	Utrans Englisherments	100%	\$ 2,740.00	•
Imphall J Bouncour CA & on Book Growing						1			ţ						_
Rose koje ši pietočenjen	's G	;	\$ 3,790.00 \$		1.5	1,750.00	1.5	\$.750 W.				tower fractionerments	1/10%		
Lack Freditio Designer	# Li		\$ 4,354.21 \$		1\$	4,358 21	1.5	4,850.35	4,958.21	\$Gione	\$	Control brigate matrices	3000	\$ 4,354.71	\$ .
rotal systems			*	J.130-801-46	\$	101,474.53	\$	£281,841.44	1,017,001.39						
EMPER PRANCIPES AND LANGUE AND S												1		_	
Residente Intry Sales	3 19	;	\$ 201,574.00 \$	292,525 (0)	4 5	-	1 1	262,526.00		024			100%		3
Parentering the Strong Feet area	1 13		\$ 291,000 00 \$	291,600-90	0 \$	. !	1 \$	Sur'um ce		ON:			100%		3
Number Festiones	: 13	•	\$ 25,200,00 \$	25,200,60	0 \$	•	15	25,200 02	5	GB.	\$ 415,200,000	Parks and Reseasaine	1004	•	8 -
Tirali dell'i militalist este leitricipassi			•	355,722.64	ź		\$	\$411,734.6 <del>1</del>	\$ .						
futul Condition Code				7,378,356.46		176,542,70		1,003,000,15	5 6,947,572,18	24%	t maine			1 1.022.575.85	i mon



### High Prairie Polo Club Estimated Soft and Indirect Costs Table IV

**Total Completed Hard Costs** 

\$

5,847,507.16

Soft Cost Divisions	Percentage of Total Hard Co	Value	
General Conditions	5.0%	5	292,375.36
Planning and Architecture	2.0%	\$	116,950.14
Engineering	4.0%	\$	233,900.29
Land Surveying	2.0%	\$	116,950.14
Legal	5.0%	\$	292,375.36
	Total Estimated Soft & Indirect Cos	ts S	1,052,551.29
	Overall Project % Eligibility		85.95
	Total Eligible Soft & Indirect Costs	\$	904,141.56



# High Prairie Polo Club Future Estimated Construction Costs Summary By Category Table V

	SCAGAGAGAGA	Total Eligible	Category		
Category	Co	onstruction Cost	Percentage		
Water	\$	*	0.0%		
Storm Sewer	\$	851,111.82	69.8%		
Sanitation and Wastewater Treatmen	\$	er.	0.0%		
Street Improvements	\$	368,036.97	30.2%		
Traffic and Safety Protection	\$	-	0.0%		
Parks and Recreation	\$		0.0%		
Television and Relay Translation	\$	·w	0.0%		
Mosquito Control	\$	-	0.0%		
Fire Protection	\$	69,630.14	5.7%		
Non-District					
Multiple					
	\$	1,288,778.93	100.0%		



#### High Prairie Polo Club Future Estimated Construction Cost Detail Table Vi

		Contrac	t Values		Proposed Eligibility					
Nork Description	Quantity	Percent Outrict Type Eligible Total Eligible Non-Oistrict								
Bayou Guich Road					:					
tiplisti Poving kurvey / Layout	10 HA	\$	155.00	4	1.550.00	Street Improvements	100%	\$ 1,550,00	5	
Suphah Mahiliration	1 EA			Š		Street improvements	100%			
acayate to Subgrade for Decel Lane	620 CY		5 66		3,512 00	Street Improvements	77%	\$ 2,704.24	\$	807.76
ine Grade	1240 SY	5		5	850 00	Street improvements	9%	\$	\$	860 00
Weed Control	1240 SY	5	0.20	\$	248 00	Street Improvements	100%			
i" Aggregate Base	743 SY		14 50			Street Improvements	100%			
trotials Paving 9"	743 SY		35 00			Street improvements	100%			
t' Gravel Shoulder (B")	497 SY			\$	4,517.00	street improvements	*****	5 .	\$	4,512.00
32" Scarify / Recompact Subgrade	1240 SY	\$		5		itresi improvements	100%			
iswani and Demo Existing Edge of Asphali	535 LF	5	00 2 00 01E	5	2,675.00	Street Improvements Street Improvements	100% 100%			
National State of the Control of the	6 EA 1 LS		7,350 DO		7,350 00	1	100%	,		
Samment Markings Traffic Control	15 DA		950 00		14,250 00	Street Improvements	100%			
Sun Bure w Clerke				\$	78,986 QO			\$ 72,706.24	۶	6,179.76
Hunlingsm Circle Luphan Paving										
iurvey / Layout	20 HA	\$	155.00	5	3,100 00	Street Improvements	100%			
Ficavate to Subgrade	1576 CY	ş	5.38			Streat Improvements	100%			
ine Grade	8109 SY		0.78			Street Improvements	100%			
Meetil Control	8109 SY			\$		Street Improvements	100%			
Asphalt Paving 7"	8109 57		29.25	-		Street Improvements	100%			
F2* Starify / Hecompact Subgrade	8109 SY		2.25			Street Improvements	100% 100%			
Lawrest and Demo Existing Edge of Asphalt	78 LF		5.00 310.00			Street improvements Street improvements	100%			
Ngruge Ng Couriele	24 EA	. 5	311.113	,	1,990 00		100%	, ,,,,,,,,,,,	,	
iste Concrete Mabilitation	1 EA		4,500.00	5	4,500 00	Nac Charles	0%	\$ 4	5	4,500 00
Religiate Prepunder Curb & Gutter	382 SY		8.50			Mon-Historica	9%		5	3,247,00
Sensore & Dispose of 2.75° Curb & Gutter	1500 LF		5 00			Sten District	0%	\$	ş	7,500 00
mitall 2 75" Corb & Gutter	1500 lf		28 75	3	43,125 00	Son Oldrer	076	\$ -	5	43,125 00
				\$	341,175 00			5 282,803 00	ş	58,372.00
Huniingam Loop										
Aughest Paving			155 00	,	530.00	Street improvements	100%	\$ 620 00		
kovery / Layout	4 HF 1 EA		1,200 00	-		Non-instrict	0%		5	1,200 00
Asphalt Paving - Patching Mob	25 TC		155.00			Non-District	0%		Š	3,675 00
Aspitisk Paving - Patching September	14 EA		310.00			Street improvements				.,
ine Concrete	** **			*	,,					
Lowers Existing Asphalt to Install Median Curb	263 LF	5	B 00	s	2,104 00	Studet Improvements	100%	5 2,104.00	5	
Subgrade Prep under Curb & Gutter	40 51		8 50			Street Improvements	100%	\$ 340.00	\$	
Median Spill Curb & Gutter	180 LF	\$	19 00			Street improvements	100%			E ATE A
				ş	15,719.00			\$ 10,644.00	, ,	5,075.00
Hunlingam Way										
Applicat Paving	n H	8 5	155,00	ż	3 100 00	Materia Spiece	100%	\$ 3,100.00	. 4	
havery / Layout Lesecate to Subgrade	2100 C		3.53			Morm Sewer	100%			
line Grade	10795 SY		0.79		8,528 05	1	1.00%			
Weed Control	10795 SY				2,159 00	3	100%			
Asphalt Paving 7"	9295 \$\		29 25		271,878.75	Storm Sewer	100%	\$ 271,678 75	, 5	*
4' Gravel Shoulder (7")	1500 Ct	/ 5	25 25	5	37,875,00	Steam Sewer	100%	\$ 37,675 00	5	-
13" Scanify / Recompact Subgrade	10795 51	f ş	2 25	\$	24,288.75	Storm Sewer	100%			
Sancut and Demo Existing Edge of Asphalt	150 LF	\$	5.00	5	750 Q0	Steam Sewer	100%			
tignage	4 E/	٤ ۽	310 08	5	1,240.00 357,232.55		100%	\$ 357,232,55		*
				5	201/202.23	man double		<i>y</i>		
West Bridge Orainage Wobiksation	1.1	۶ \$	6,240.00	s	6,240 00	Multiple	100%	5 6,240,00	3 5	
Fump lack Bridge Culvert Repair	3 €/			\$	12,750 00	Non District	0%	5 -	\$	12,750 0
				\$	18,990 00	']		\$ 6,240 60	3 5	12,750 0
East Bridge Drainage										
Survey / Layout	50 H		155-00			Storm Sever	100%			
Muhitration	1 E		5,500 80			Statm Sewer	100%			
Subjessin Prep Base of Type L. M. and Boulders	5345 51		1 37			Storm Sewer	100%			
Type L Riprap - Toe Protection	1500 C		55 98		83,964 00 27,325.00	Storm Sewer	100%	\$ 83,954 C	-	
2 Diameter Boulders	1088 C		25 11	-		) Storm Sewer	u% 100%			*
Great 2' Diameter Boulders	175 C 613 C		158.07 62.30			Storm Sewer	100%			
Type M Riprap % Grouted Boulder Sill	185 U		22.21	-		Storm Sewer	100%			
s Graded Boulder Sin Scrippe and Pile Sheeting	215 U		156.00			Non-District		\$ \$		39,990 (
Mark factivation	1631 S		4,91			Son District	0%	: \$	\$	8,004.0
Muck Ares Around Shoet Piling	1631 S		4,05		6,604.0	Hon-District		i \$	\$	6,604
Service Pilling Conrete Cap and Replace	215 U					Men thistics		6.5	\$	15,803
iniei #20 - Concrete Apron	1 6			5	1,993 0 274,233.0	Starm Sewer	1009	\$ 1,993.0 \$ 176,507.0		70,401.
				\$	214,233,18	1		y 410,207.0	J 2	1 24 40 44
Pond 301	8 H		155,00		1 140 0	3 Storm Sewer	100%	6 \$ 1,240.0	o <	
Survey / Layout 12' Maintenance Traff (B" Class 6)	1283 S					D Storm Sower	100%			
17: Maintenance Iran In Class of 4" Concrete V Chahnel	134 1:					O Storm Sewer	100%			
* Concrete Trickle Channel	235 L		80,00			O Han Metrici		4 \$ .	· \$	18,500
6* Aggregate Base - Trickle Channels	22 0		61 49			O Missi-Diazrici		4.5	5	1,353 (
LANGUAGE PRODUCT STREET, THE PROPERTY OF THE PROPERTY.	22 0		0.43		.,	• :		*	-	.,

								,		
iubgrade Prep - Channels 3' Grouted Boulders (Boulders On Site)	205 SY 143 LF	\$ \$	8 39 25 03	5		Mon-Untrict Storm Sewer	100%		ş	1,719 00
Micropool 6 Guncrete on Subgrade	1253 SF	Š		š	31,325.00	Starm Sower	100%		ş	
and offered a Contract of anothers	1235 24	•	23.00	5	92,483.00	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			\$	21,872.00
Pond 902										
Survey / Layout	4 HR	5	155 00	5	620.00	Storm Sever	100%			
17' Maintenance Trail (8" Class 6)	745 SY	5	18 51	5	13,789.00	Starm Sewer	100%			
1' Grouted Boulders (Boulders On Site) for Law Tallwater Basin	18 LF	\$	22.37	5	403,00	Marin Sewer	100%			
Micropost - 6" Concrete on Subgrade	1718 SF	\$	25.00	5	42,950.00	Morey Sewer	100%			
ion Tellester Basin Outfall	28 CA	5	198.09	\$	3,566.00 61,328.00	Storm Server	100%	3,566.00 61,328.00		
				*	01/250/00			, 02,520.00	Ť	
Pond 303				,	****		100%	\$ 620.00		
turvey / tayout	4 HR	\$	155,00			Storm Sewer	100%		-	
12" Maintenance Trail (8" Class 6)	841.33 SY	\$	18.51			Horm Sawer	100%			5,874.00
Resister / Grade Pond	2.14 ACRE	\$	2,744 84			Non-Untrict Storm Sewar	100%		5	3,874,00
Constant Michigan Chamiel	102 CY	\$	B0 00	5	30,227.00	>- WARE DEWAY		\$ 24,353.00		5,874.00
Storm Sewer Clean Out										
Storm Sewer Clean Dut Removed Sections of Irom Storm Sewer	70 HR	\$	215.82	5	15.107 AD	Nasi Elitrict	0%	s .	\$	15,107.40
and some address stage HABH STOLIU SEACH	70 101	*	******	\$	15,107.40			Š	\$	15,107 40
GESE										
Store Water Documentation Setup	1 15	5	2,750 00	5	2,750.00	1				
5/1 Fence	2221 lf	\$		5	3,887 00	States Sewer	100%	3,887.00	5	*
inlet Protection	21 EA	\$	350 00	5	7,350,00	Storm Sewer	100%	5 7,350,00	5	
Challet Frotestion	3 EA	Ś	530.00	5	1,590.00	Motro Sewer	100%	1,590,00	5	
France Control Blanket	16770 SF	Ś	0.35	5	5,870.00	Storm Sewer	100%	5,870.00	ŝ	
Trooper ory Seading	75 93 ACRE	\$	975.00	5	74,033.00	Storm Sewer	100%	74,033.00	5	
Diversion Ditch	516 LF	Š	3.50	\$	1,806.00	Storm Sewer	100%	5 1,806.00	5	
Check Dama	370 LF	ģ	23 00	5	8,510 00	Storm Sewer	100%	5 <b>8,510.0</b> 0	5	
Erosion Costrol Muintenance (4 Hrs per Week)	48 HR	\$	210.82	5	10,119 00	Steem Sewer	100%	\$ 10,119.00	ş	
Register Existing BMPs	40 HR	5	225.82	\$	9,033.00	Moren Severi	100%	\$ 9,033.00	\$	
Vehicle Tracking Pad	2 EA	\$	2,050,00	\$	4,100.00	Storm Sewier	100%	\$ 4,100.00	5	
Vehicle Tracking Pad Maintenance	40 HR	5	196 90	\$	7,876.00	Stoom Sewer	100%	\$ 7,876.00	5	
Concerte Washout	1 FA	\$	1,850 00	3	1,850 00	Storm Sewer	100%	\$ 1,850.00	ś	
Street Sweeper & Operator	180 HR	\$	115 00	Š	20,700.00 159,474.00	Mosm Sawer	100%	\$ 20,700.00 \$ 156,724.00		
				>	123,474.00			3 136,724.00	,	
Polo Field Grading		ý,	155.00		c 200 00		9%		5	6,200.00
Survey / Layout	40 HR					Non-Daumer Non-Datairt	0%		5	18,750.00
Clearing & Grobbing	75 ACRE	5	250.00			Mon-Dotter	0%		5	76,445.08
Strep and Stockpile Topsoli	40234 CY	\$ 5	1.90 2.25			Mar-District	1/76 D%		5	242,044.00
Gradia Cut and fill	107575 CY					Han-Outrict	0%		5	84,491.0
Spread Topsoll	40234 CY	5 5	2.10 2.10			Mon-Ulariki	9%	-	Š	48,010.2
Cust Excess material and Place on East Site	22862 CY	3	2.10			Hond Ciurici	0%		Š	152,310.0
Assrow Onsite Material to Complete Polo Fields	60924 CY 363000 SY	5	0.56			Non-tristel	0%		ŝ	201,901,0
Finish Grade - Site		5			90,910 79		0%		ś	90,9107
Acore Grade - Site	1 FA 1 EA	5	27,312.00			Mon-District	0%		ś	27,312.0
Casthyonsk Mobilization	2 MO	ś	2,500.00			Non District	0%	-	ŝ	5,000.0
Continuelish Water	2 MO	2	2,300.00	5	953,373.99		• • • • • • • • • • • • • • • • • • • •	5		
Water System - Fire Storage (Private Wall)										
tayus	6 HR	\$	155.00	s	930.00	the Protection	100%	\$ 930.00	\$	
thoraxia Water Line - B"	475 LF	5			19,950.00	lite Protection	100%	\$ 19,950.00	S	
Fire Hydrants	1 EA	Š				ive Protection	100%			
III Diameter Fibergless Water Cistern	1 EA	\$			10,500,00	Fire Protection	100%	\$ 10,500.00	\$	
Fest as Required	475 LF	š				fue Protection	100%	\$ 593.75	\$	-
िक्षे Water Well (Allowance)	1 EA	Š			30,000.00	fire Protection	100%	\$ 30,000.00	\$	
•				5	69,273,75			\$ 69,273,75	\$	
Total Estimated Feture Construction Costs				1	2,467,301.61			\$ 1,258,472.54	1	1,149,005.1

# Exhibit D Summary of Assessed Valuation, Mill Levy, and Property Taxes Collected

# **Two Bridges Metropolitan District**

# SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED December 31, 2019

Prior Year Assessed Valuation

Collection Year Ended	fo	Valuation or Current ar Property	Mills	Levied	,	Total Pro	Percent Collected		
December 31,	-	Tax Levy	<b>Fund</b>	<b>Debt Service</b>		<u>Levied</u>	Collected		to Levied
2013	\$	1,316,770	0.000	0.000	\$	_	\$	_	N/A
2014	\$	1,152,970	0.000	0.000	\$	-	\$	_	N/A
2015	\$	1,152,970	0.000	0.000	\$	-	\$	-	N/A
2016	\$	976,320	0.000	0.000	\$	-	\$	-	N/A
2017	\$	976,320	65.000	0.000	\$	63,461	\$	63,461	100.00%
2018	\$	1,213,100	65.000	0.000	\$	78,852	\$	78,852	100.00%
2019	\$	1,434,840	15.250	49.750	\$	93,265	\$	93,264	100.00%
Estimated for year ending December 31,									
2020	\$	2,359,300	15.250	50.098	\$	154,176			
2021	\$	2,725,820	15.250	50.098	\$	178,127			

## NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.