

**RESOLUTION  
OF  
THE BOARD OF DIRECTORS OF THE  
LINCOLN PARK METROPOLITAN DISTRICT  
REGARDING  
THE PARK AND RECREATION FEE**

At a special meeting of the Board of Directors of the Lincoln Park Metropolitan District, Douglas County, Colorado, held at 5:30 P.M., on Monday, November 18, 2013, at Stonegate Village Community Room, 10326 Stonegate Parkway, Parker, Colorado, 80134 at which a quorum was present, the following resolution was adopted:

**WHEREAS**, the Lincoln Park Metropolitan District (the “District”) was organized and exists as a metropolitan district pursuant to the provisions of Sections 32-1-101, *et seq.*, C.R.S.; and

**WHEREAS**, the District was organized to provide and fund a variety of public services and facilities to residents located within their boundaries and their service area; and

**WHEREAS**, the District is authorized, among other things, to provide park and recreation improvements, facilities and services and all other improvements and facilities and rights necessary, incidental and appurtenant thereto, which include, but are not limited to, lighting, perimeter fencing and drainage facilities (collectively referred to herein as the “Park and Recreation Improvements”); and

**WHEREAS**, as part of the Park and Recreation Improvements the District provides a number of facilities, amenities and services to all residents within its boundaries including, but not limited to: (1) operation and maintenance of, and repairs and improvements to, the public swimming pool, (2) operation and maintenance of, and repairs and improvements to, open space, (3) operation and maintenance of, and repairs and improvements to, the perimeter fencing, (4) operation and maintenance of, and repairs and improvements to, the sports fields, and (5) operation and maintenance of, and repairs and improvements to, the landscaping; and

**WHEREAS**, the District are currently providing the Park and Recreation Improvements to the residents of the District and have constructed significant public infrastructure, facilities and improvements which must be operated, maintained, repaired and improved by the District; and

**WHEREAS**, the Park and Recreation Improvements provided by the District are a benefit to the District and the District’s residents and taxpayers; and

**WHEREAS**, pursuant to Sections 32-1-1001(1)(j) and (k), C.R.S., the District are authorized to impose and, from time to time, to increase or decrease fees, rates, tolls, penalties or charges for services, programs or facilities furnished by the District; and

**WHEREAS**, the District's current fee structure is insufficient to defray the actual costs of the Park and Recreation Improvements; and

**WHEREAS**, in the District engaged a rate consultant and commissioned a formal rate study to thoroughly assess the costs of providing the Park and Recreation Improvements, as well as other improvements and services the District is authorized to provide, including costs of the operation, maintenance, repair and replacement thereof and to propose a revised schedule of fees and charges (the "Rate Study"); and

**WHEREAS**, the Rate Study, a copy of which is attached hereto as **Exhibit A** and is incorporated herein by this reference, recommended a revised schedule of fees and charges that included, among other things, an increase to the currently assessed park and recreation fee as well as the implementation of a park and recreation fee on undeveloped lots within the District; and

**WHEREAS**, the District's current fee structure only assesses a park and recreation fee to defer the cost of the Park and Recreation Improvements on those properties within the District that are currently developed, thus resulting in those currently developed properties subsidizing the costs of the Park and Recreation Improvements for the properties within the District that are currently undeveloped but which do benefit from the Park and Recreation Improvements through enhanced marketability related to the Park and Recreation Improvements; and

**WHEREAS**, based on the Rate Study, the District has determined that it is in its best interest and in the best interest of its residents and taxpayers to adopt a revised schedule of fees and charges, which increases the park and recreation fee for single-family and multi-family residences and establishes a park and recreation fee for undeveloped lots.

**NOW, THEREFORE**, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINCOLN PARK METROPOLITAN DISTRICT AS FOLLOWS:

1. Adoption of Schedule of Fees and Charges. The District hereby adopts the "Lincoln Park Metropolitan District Fee Schedule" which is attached hereto as **Exhibit B** and incorporated herein by this reference.

2. Interest and Penalties Imposed for Nonpayment. The District may impose such penalties for non-compliance herewith as may be permitted by law. Without limiting the foregoing, a late charge on any past-due amounts at the rate of one and one percent (1%) per month shall accrue from the date the fees are due to the District.

3. Status as Lien/Foreclosure. Pursuant to Section 32-1-1001(l)(j)(I), C.R.S., the District's fees do and shall, until paid, constitute a perpetual lien against the property within the Districts and subject to fees which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics' liens.

4. District Expenses of Collection. The District shall be entitled to charge property owners for all costs and expenses associated with collecting unpaid fees, including attorneys' fees.

5. Actions to Effectuate Resolution. The District's management and legal counsel are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of any or all of the fees contemplated hereunder. All actions not inconsistent with the provisions of this Resolution heretofore taken by the members of the Boards of Directors, the District's management, the Districts' legal counsel and the officers, agents and employees of the District and directed toward effectuating the purposes stated herein are hereby ratified, approved and confirmed.

6. Repealer. All prior acts, orders or resolutions, or parts thereof, by the District in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order or resolution, or part thereof, heretofore repealed.

7. Severability. If any section, paragraph, clause or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

8. Effective Date. This Resolution is declared effective as of the 1<sup>st</sup> day of January 2014 and as of that date shall supersede and replace in its entirety all past fee schedules.

**[Remainder of this page left intentionally blank.]**

Whereupon, a motion was made and seconded, and upon a majority vote this Resolution was approved by the Boards of Directors.

**ADOPTED AND APPROVED** this 20<sup>th</sup> day of November, 2013.

LINCOLN PARK METROPOLITAN PARK



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Mason Mistrot, President

ATTEST:



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## **EXHIBIT A**

### Rate Study

**RATE STUDY REPORT  
FOR  
LINCOLN PARK METRO DISTRICT**

July 25, 2013

RGA Job No.: 2.0002



## GENERAL

The purpose of this Rate Study is to evaluate and propose modifications to the current Lincoln Park Metro District (LPMD) rate schedule. Modifications are being considered by LPMD's Board of Directors because current fees and rates imposed by LPMD do not fully cover the costs LPMD incurs to provide public services and provide public facilities. This shortfall necessitates use of the LPMD's operations mill levy to subsidize the costs. In order to recommend an appropriate rate structure, the RGA staff modeled projected LPMD operating costs and expenditures for the next five years, and, based on these projections, RGA is able to recommend a rate structure that will recover the costs of providing public services and facilities.

LPMD currently maintains 2 parks and 2 more sports fields, operates and maintains a public swimming pool provides open space maintenance, including storm drainage facilities, maintains all perimeter fencing for neighborhoods located within the District, provides drainage facilities pursuant to MS4 permitting, street lights and street maintenance services to the Market and Mangano areas.

The single family areas of the district are completely built out at this time, as are the multi-family areas.

A small percentage of the land in the district remains undeveloped. Currently, all of that land is zoned commercial, although the owners appear to be moving to rezoning some or all of that land to residential. LPMD does not provide on-going water services to its customers. That is provided by Stonegate Village Metropolitan District. However, the undeveloped land within LPMD is being planned for an equivalent of 230 to 260 Single Family Equivalents (SFE's) of water usage.

SFE's are significant to LPMD's operational costs in that the SFE's are a measure of the present and future population to be served. SFE's translate into use of other non-water LPMD facilities. Parks, sports fields, swimming pools and drainage facilities are directly impacted by population increases which in turn increase the number of people using the facilities. Thus, if a typical single family residence has an average of 2.5 people per residence, the number of water SFE's in the district would correlate to 2.5 times that number in people. Similarly, if the vacant land is developed into another 260 SFE's, it would yield another 2.5 times that, or 650 more people to utilize the district's facilities. This is important and makes it more logical and practical for LPMD to bill all accounts based on the number of people that the account generates.

This is especially important in the case of commercial accounts, where the water SFE's are indicative of the number of people that are in the facility, and billing should be based on the number of people, rather than based on the land area that the commercial buildings occupy. As an example, on a given 5 acre tract of land, a warehouse could be built which only employs 3 people. That warehouse would probably have an SFE of 1 and the district's facilities would only be impacted by three additional people. On the other hand, that same 5 acre parcel could have a five story office building constructed which offices 250 people who could use the district's facilities. Thus, it stands to reason, that the owner of the office building on that 5 acre tract should pay more in fees for use of the facilities than the owner of the warehouse.

A similar analysis is logical for the multi-family users. Since studies have shown that the typical multi-family unit uses less water than a typical single family residence, quite often a multi-family unit has a lower SFE rating than one SFE. In the case of a multi-family unit in LPMD, it is 0.7. That does not necessarily mean, though, that there are fewer people in a multi-family unit. And, when it comes to

using the open space and pool facilities, a multi-family unit's occupants are, at least, equally likely to use the open space and pool facilities as a single family residence's occupants, if not more so, since the multi-family occupants do not have private yards in which they might recreate, including building personal pools. Thus, while the water billings for a multi-family residence are typically less than a SFE, , in terms of the people using the LPMD facilities, they should be equal to one SFE, and should be billed the same as a single family residence.

## **CURRENT FEES**

LPMD residents and property owners currently pay a variety of designated fees while undeveloped, properties pay nothing each month. However, undeveloped properties benefit from LPMD facilities and services by enhanced marketability of their properties, access to services and facilities and mitigation from drainage impacts. Not only do the district's drainage treatment facilities, primarily the detention ponds, treat drainage from the undeveloped lands, but most, if not all of the drainage treatment facilities are in the undeveloped lands, and a significant portion of the drainage channels that require maintenance are in undeveloped lands.

Revenue generated from current rates is not sufficient to either offset the current operating costs for the system, nor do they take into account the need for additional operating costs that are necessary but haven't been accomplished, or any kind of a capital replacement fund. Therefore, using the computer spreadsheet model, a new rate structure was developed that accounted for these additional costs and more fairly spread costs among classes of rate payer and developed and undeveloped properties.

## **PROPOSED RATE STRUCTURE**

### **A. Assumptions.**

The proposed rate structure accounts for natural cost escalations over time in operations and maintenance, and the future operations and maintenance activities, such as the Municipal Separate Storm Sewer System(MS4) maintenance and reporting. The proposed rate structure allows use of operating property tax mill levies for debt service payments and management of debt burden and, therefore, does not account for any revenue generated from LPMD property taxes. To develop this rate structure, growth for LPMD is estimated at 10 SFE's per year over the next 5 years..

### **B. Recommendations.**

(1) Operations Fee. RGA recommends a rate structure that combines all the existing LPMD fees into a single "Operations Fee."

(2) Road Maintenance Fee. In addition, the multi-family areas bordering and most directly benefitting from Market and Mangano Streets will pay a "Road Maintenance Fee" to defray the costs of maintaining Market and Mangano, which are not Douglas County roads. areas.,

(3) Facilities Fee (vacant land). We further recommend that the undeveloped lands within LPMD pay a "Facilities Fee" of 50% of the Operations Fee. Our recommendation is made for several reasons. First, is that the costs encapsulated by the Operations Fee, particularly the MS4 costs,



are partially made necessary by the existence of the undeveloped land. Second, even undeveloped, the marketability of the undeveloped lands is increased by the availability of the public facilities and infrastructure that has been constructed and which must now be maintained by LPMD.

The rate structure proposed provides sufficient funds to recover current as well as future operating costs required to maintain the services and facilities which LPMD supplies. It is designed ensure that the fees paid are fair and equitable to all and that no one class of fee payer is subsidizing another.. The rates, as they are proposed, will be sufficient allow creation of reserve funds to handle emergency issues, repairs and replacements to facilities in an orderly and efficient fashion and without creating a need to raise operations mill levies. It will therefore be necessary to re-evaluate these rates on a yearly basis to ensure revenues are meeting budgetary needs.

In summary, then, we recommend that the multi-faceted existing fee structure be eliminated and replaced with the following simplified fee structure:

Operations Fee per residential customer, including multi-family	\$53.00 per month
Operations Fee per commercial SFE:	\$53.00
Mangano Road Fee per residential customer:	\$2.00
Market Road Fee per residential customer:	\$2.00
Facilities Fee per SFE:	\$26.50

These proposed rates represented for LPMD are fair and will enable LPMD to collect sufficient revenue to operate and maintain public services and infrastructure. They will be sufficient also in allowing LPMD to collect a sufficient surplus to provide funding for future system replacements and necessary modifications.

## **APPENDICES**

**Lincoln Park Metro District****2012 Water Rates Model**

Proposed Water Rates -

Wednesday, July 10, 2013

RGA Job No: 2.0001

Scenario

Existing

Table 3-1A: Monthly Fees

Tier	Base Fee			Theoretical Fee
Single Family Park and Recreation	\$0.00			\$53.40
Multi Family Park and Rec Fee	\$0.00			\$53.40
MS4 Fee	\$0.00			\$7.28
Road Maintenance Fee	\$2.00			\$2.43
Single Family Pool Fee				\$15.37
Multi Family Pool Fee				\$15.37
Operations Fee	\$53.00			\$26.30
Mil Levy	10			
Miscellaneous Income				
Ready to Serve Fee	\$53.00			
Ready to Serve Percentage	0.5			
Assessed Evaluation				
SFE's left to develop	350			

Table 3-1C: Yearly Rate Increases

Year	Percent
2013	0%
2014	0%
2015	0%
2016	0%
2017	0%

Table 3-1D: Yearly Rate Increase Effects on Revenue

Year	Monthly Revenue	Net Revenue	Accumulated Net Revenue
2013	\$762,852	\$18,356	\$18,356
2014	\$766,297	\$18,621	\$36,977
2015	\$772,657	\$21,801	\$58,778
2016	\$779,017	\$24,981	\$83,759
2017	\$781,932	\$27,896	\$111,655

**Total Accumulated Net Revenue****\$111,655.00**

**Lincoln Park Metro District**  
**2012 Water Rates Model**  
**Anticipated SFE Growth**  
**Wednesday, July 10, 2013**  
**RGA Job No: 2.0001**

► **Table 1-1 Assumptions:**

Starting Number of Residential SFEs:	515 as of December 2012
Starting number of Multi Fam SFE's	648
Starting Number of Commercial SFEs:	12 as of December 2012
Starting number of street maint. SFE's	648
Single Family Residential SFE Growth in 2013:	0
Multi family Growth in 2013	0
Street Maintenance SFE growth 2013	0
Commercial growth in 2013	0
Total New SFE's	0

**Table 1-1: 2013 SFE Projections**

SFE Breakdown	2012											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Single Family Residential SFEs	515	515	515	515	515	515	515	515	515	515	515	515
Multi Family SFE's	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFEs	12	12	12	12	12	12	12	12	12	12	12	12
Street SFE's	648	648	648	648	648	648	648	648	648	648	648	648
<b>Total SFEs</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>	<b>1175</b>

► **Table 1-2 Assumptions:**

Residential SFE Growth in 2014:	0
Multi Family SFE Growth in 2014	0
Commercial SFE Growth in 2014:	10
Street maint. Growth in 2014	0
Total SFEs	10

**Table 1-2: 2014 SFE Projections**

SFE Breakdown	2013											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Residential SFEs	515	515	515	515	515	515	515	515	515	515	515	515
Multi Family SFE's	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFEs	12.83333	13.666667	14.5	15.33333	16.16667	17	17.83333	18.66667	19.5	20.33333	21.16667	22
Street SFE's	648	648	648	648	648	648	648	648	648	648	648	648
<b>Total SFEs</b>	<b>1175.833</b>	<b>1176.66667</b>	<b>1177.5</b>	<b>1178.333</b>	<b>1179.167</b>	<b>1180</b>	<b>1180.833</b>	<b>1181.667</b>	<b>1182.5</b>	<b>1183.333</b>	<b>1184.167</b>	<b>1185</b>

► **Table 1-3 Assumptions:**

Residential SFE Growth in 2015:	0
Multi Family SFE Growth in 2015	0
Commercial SFE Growth in 2015:	10
Street maint. Growth in 2015	0
Total SFEs	10

**Table 1-3: 2015 SFE Projections**

SFE Breakdown	2014											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Residential SFEs	515	515	515	515	515	515	515	515	515	515	515	515
Multi Family SFE's	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFEs	22.83333	23.666667	24.5	25.33333	26.16667	27	27.83333	28.66667	29.5	30.33333	31.16667	32
Street SFE's	648	648	648	648	648	648	648	648	648	648	648	648
<b>Total SFEs</b>	<b>1185.833</b>	<b>1186.66667</b>	<b>1187.5</b>	<b>1188.333</b>	<b>1189.167</b>	<b>1190</b>	<b>1190.833</b>	<b>1191.667</b>	<b>1192.5</b>	<b>1193.333</b>	<b>1194.167</b>	<b>1195</b>

► **Table 1-4 Assumptions:**

Residential SFE Growth in 2016:	0
Multi Family SFE Growth in 2016	0
Commercial SFE Growth in 2016:	10
Street maint. Growth in 2016	0
Total SFEs	10

**Table 1-4: 2016 SFE Projections**

SFE Breakdown	2015											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Residential SFEs	515	515	515	515	515	515	515	515	515	515	515	515
Multi Family SFE's	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFEs	32.83333	33.666667	34.5	35.33333	36.16667	37	37.83333	38.66667	39.5	40.33333	41.16667	42
Street SFE's	648	648	648	648	648	648	648	648	648	648	648	648
<b>Total SFEs</b>	<b>1195.833</b>	<b>1196.66667</b>	<b>1197.5</b>	<b>1198.333</b>	<b>1199.167</b>	<b>1200</b>	<b>1200.833</b>	<b>1201.667</b>	<b>1202.5</b>	<b>1203.333</b>	<b>1204.167</b>	<b>1205</b>

► **Table 1-5 Assumptions:**

Residential SFE Growth in 2017:	0
Multi Family SFE Growth in 2017	0
Commercial SFE Growth in 2017:	0
Street maint. Growth in 2017	0
Total SFEs	0

**Table 1-5: 2017 SFE Projections**

SFE Breakdown	2016											
	January	February	March	April	May	June	July	August	Sept.	October	Nov.	Dec.
Residential SFEs	515	515	515	515	515	515	515	515	515	515	515	515
Multi Family SFE's	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFEs	42	42	42	42	42	42	42	42	42	42	42	42
Street SFE's	648	648	648	648	648	648	648	648	648	648	648	648
<b>Total SFEs</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>	<b>1205</b>

**Lincoln Park Metro District**  
**2012 Water Rates Model**  
 Potable and Irrigation System Expenses  
 Wednesday, July 10, 2013  
 RGA Job No: 2.0001

2012

Table 2-1C: Total Administrative Costs (Fixed Costs)

Fixed Costs	Annual Budget	Allocated to General	Allocated to Landcape	Allocated to Pool	Allocated to MS4	Allocated to Road Maint.
Accounting						
Audit						
Management	\$50,000	\$50,000				
Engineering	\$19,000	\$19,000				
Election						
Insurance						
Legal						
Miscellaneous	\$5,000	\$5,000				
Telephone	\$2,300	\$2,300				
Landscaping Maintenance	\$180,000		\$180,000			
Snow removal	\$30,000	\$30,000				
Irrigation system repair	\$70,000		\$70,000			
Annual landscape	\$45,000		\$45,000			
Market Landscape	\$15,000		\$15,000			
Street Maintenance	\$10,000		\$10,000			
Tree replacement	\$10,000		\$10,000			
Lighting Maintenance	\$15,000	\$15,000				
Utilities	\$70,000	\$70,000				
Treasurer's Fees						
Pool management	\$75,000			\$75,000		
Pool Maintenance						
Pool Utilities	\$20,000			\$20,000		
Website hosting						
Emergency Reserve	\$23,244	\$23,244				
Participation SV Pool						
Street Repair	\$15,000					\$15,000
MS4s repairs	\$45,000				\$45,000	
Contingency	\$156,252	\$156,252				
<b>Total</b>	<b>\$ 855,796</b>	<b>\$ 370,796</b>	<b>\$ 330,000</b>	<b>\$ 95,000</b>	<b>\$ 45,000</b>	<b>\$ 15,000</b>

**Lincoln Park Metro District****2012 Water Rates Model**

Proposed Water Rates -

Wednesday, July 10, 2013

RGA Job No: 2.0001

Scenario

Existing

**Table 3-1A: Monthly Fees**

Tier	Base Fee				Theoretical Fee
Single Family Park and Recreation	\$0.00				\$53.40
Multi Family Park and Rec Fee	\$0.00				\$53.40
MS4 Fee	\$0.00				\$7.28
Road Maintenance Fee	\$2.00				\$2.43
Single Family Pool Fee					\$15.37
Multi Family Pool Fee					\$15.37
Operations Fee	\$53.00				\$26.30
Mil Levy	10				
Miscellaneous Income					
Ready to Serve Fee	\$53.00				
Ready to Serve Percentage	0.5				
Assessed Evaluation					
SFE's left to develop	350				

**Table 3-1C: Yearly Rate Increases**

Year	Percent
2013	0%
2014	0%
2015	0%
2016	0%
2017	0%

**Table 3-1D: Yearly Rate Increase Effects on Revenue**

Year	Monthly Revenue	Net Revenue	Accumulated Net Revenue
2013	\$762,852	\$18,356	\$18,356
2014	\$766,297	\$18,621	\$36,977
2015	\$772,657	\$21,801	\$58,778
2016	\$779,017	\$24,981	\$83,759
2017	\$781,932	\$27,896	\$111,655

**Total Accumulated Net Revenue****\$111,655.00**



**Lincoln Park Metro District**  
**2013 Rates Model**  
 2013 Anticipated Revenue Summary  
 Wednesday, July 10, 2013  
 RGA Job No: 2.0001

**Table 4-2A: Proposed Potable Water Rates**

	Monthly Rate
Single Family Park and Recreation	\$0.00
Multi Family Park and Rec Fee	\$0.00
MS4 Fee	\$0.00
Road Maintenance Fee	\$2.00
Single Family Pool Fee	\$0.00
Multi Family Pool Fee	\$0.00
General Fee	\$53.00
Mill Levy	10
Miscellaneous Income	\$0.00
Assessed Evaluation	\$0.00

Percent Increase in Rates from Previous Year: 0.0%

Table 4-2B: 2013 Revenue

[illegible]

15	16	17	18	19	20	21	22	23	24	25	26
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	Monthly Rate
Single Family Park and Recreation	\$0.00
Multi Family Park and Rec Fee	\$0.00
MS4 Fee	\$0.00
Road Maintenance Fee	\$2.00
Single Family Pool Fee	\$0.00
Multi Family Pool Fee	\$0.00
General Fee	\$53.00
	\$0.00
Mil Levy	10
Miscellaneous Income	\$0.00
Assessed Evaluation	\$0.00

Table 4-3B: 2014: Beverage

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Lincoln Park Metro District  
 2013 Rates Model  
 2013 Anticipated Revenue Summary  
 Wednesday, July 10, 2013  
 RGA Job No: 2.0001

Table 4-4A: Proposed Rates

	Rate Structure
Single Family Park and Recreation	\$0.00
Multi Family Park and Rec Fee	\$0.00
MS4 Fee	\$0.00
Road Maintenance Fee	\$2.00
Single Family Pool Fee	\$0.00
Multi Family Pool Fee	\$0.00
General Fee	\$53.00
Mil Levy	10
Miscellaneous Income	\$0.00
Assessed Evaluation	\$0.00

Percent Increase in Rates from Previous Year: 0.0%

Table 4-3B: 2015 Revenue

Description	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of single Family SFE's	515	515	515	515	515	515	515	515	515	515	515	515	
Number of Multifamily SFE's	648	648	648	648	648	648	648	648	648	648	648	648	
Commercial SFE's	23	24	25	25	26	27	28	29	30	30	31	32	
Total SFE's	1185.833333	1186.666667	1187.5	1188.333333	1189.166667	1190	1190.833333	1191.666667	1192.5	1193.333333	1194.166667	1195	
Road SFE's	648	648	648	648	648	648	648	648	648	648	648	648	
Single Family Park and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Park and Rec Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MS4 Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Road Maintenance Fee	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00
Single Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Fee	\$62,849.17	\$62,893.33	\$62,937.50	\$62,981.67	\$63,025.83	\$63,070.00	\$63,114.17	\$63,158.33	\$63,202.50	\$63,246.67	\$63,290.83	\$63,335.00	\$757,105.00
Property taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Monthly Totals	\$64,145.17	\$64,189.33	\$64,233.50	\$64,277.67	\$64,321.83	\$64,366.00	\$64,410.17	\$64,454.33	\$64,498.50	\$64,542.67	\$64,586.83	\$64,631.00	\$ 772,657.00
Annual Revenue	\$ 772,657.00												
Projected Basic Expenses	\$ 855,796.00												
Annual Balance	\$ (83,139.00)												

Lincoln Park Metro District  
 2013 Rates Model  
 2013 Anticipated Revenue Summary  
 Wednesday, July 10, 2013  
 RGA Job No: 2 0001

Table 4-5A: Proposed Potable Water Rates

	Rate Structure
Single Family Park and Recreation	\$0.00
Multi Family Park and Rec Fee	\$0.00
MS4 Fee	\$0.00
Road Maintenance Fee	\$2.00
Single Family Pool Fee	\$0.00
Multi Family Pool Fee	\$0.00
General Fee	\$53.00
	\$0.00
Mil Levy	10
Miscellaneous Income	\$0.00
Assessed Evaluation	\$0.00

Percent Increase in Rates from Previous Year: 0.0%

Table 4-3B: 2016 Revenue

Description	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of single Family SFE's	515	515	515	515	515	515	515	515	515	515	515	515	
Number of Multifamily SFE's	648	648	648	648	648	648	648	648	648	648	648	648	
Commercial SFE's	33	34	35	35	36	37	38	39	40	40	41	42	
Total SFE's	1,196	1,197	1,198	1,198	1,199	1,200	1,201	1,202	1,203	1,203	1,204	1,205	
Road SFE's	648	648	648	648	648	648	648	648	648	648	648	648	
Single Family Park and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Park and Rec Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MS4 Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Road Maintenance Fee	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$15,552.00
Single Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Fee	\$63,379.17	\$63,423.33	\$63,467.50	\$63,511.67	\$63,555.83	\$63,600.00	\$63,644.17	\$63,688.33	\$63,732.50	\$63,776.67	\$63,820.83	\$63,865.00	\$763,465.00
Property taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
													\$ -
Monthly Totals	\$64,676.17	\$64,719.33	\$64,763.50	\$64,807.67	\$64,851.83	\$64,896.00	\$64,940.17	\$64,984.33	\$65,028.50	\$65,072.67	\$65,116.83	\$65,161.00	\$ 779,017.00
Annual Revenue	\$ 779,017.00												
Projected Basic Expenses	\$ 855,796.00												
Annual Balance	\$ (76,779.00)												

Lincoln Park Metro District  
 2013 Rates Model  
 2013 Anticipated Revenue Summary  
 Wednesday, July 10, 2013  
 RGA Job No: 2,0001

Table 4-6A: Proposed Potable Water Rates

	Rate Structure
Single Family Park and Recreation	\$0.00
Multi Family Park and Rec Fee	\$0.00
MS4 Fee	\$0.00
Road Maintenance Fee	\$2.00
Single Family Pool Fee	\$0.00
Multi Family Pool Fee	\$0.00
General Fee	\$53.00
	\$0.00
Mil Levy	10
Miscellaneous Income	\$0.00
Assessed Evaluation	\$0.00

Percent Increase in Rates from Previous Year: 0.0%

Table 4-3B: 2017 Revenue

Description	January	February	March	April	May	June	July	August	September	October	November	December	Totals
Number of single Family SFE's	515	515	515	515	515	515	515	515	515	515	515	515	515
Number of Multifamily SFE's	648	648	648	648	648	648	648	648	648	648	648	648	648
Commercial SFE's	42	42	42	42	42	42	42	42	42	42	42	42	42
Total SFE's	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205	1205
Road SFE's	648	648	648	648	648	648	648	648	648	648	648	648	648
Single Family Park and Recreation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Park and Rec Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MS4 Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Road Maintenance Fee	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$1,296.00	\$15,552.00
Single Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Multi Family Pool Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
General Fee	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$63,865.00	\$768,380.00
Property taxes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
													\$0.00
													\$0.00
													\$0.00
Monthly Totals	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$65,161.00	\$ 781,932.00
Annual Revenue	\$ 781,932.00												
Projected Basic Expenses	\$ 855,796.00												
Annual Balance	\$ (73,864.00)												

**Lincoln Park Metro District**  
**2013 Water Rates Model**  
Annual Potable Summary  
Wednesday, July 10, 2013  
RGA Job No: 2.0001

► **Table 6-1A Assumptions:**

**Table 6-1A: Potable Year-to-Year Summary (No Stand-by Fee)**

Year	New SFEs Sales	New Connecti- ons	Idle SFEs	Idle Lot Connecti- ons	Total New Connecti- ons	Potable Water					
						Monthly Revenue	Connection Fee Revenue	Ready to Serve Revenue	Expenses	Net	Cumulative Net
2013	0	0	350		0	\$762,852	\$0	\$111,300	\$855,796	\$18,356	\$18,356
2014	10	10	340		10	\$766,297	\$0	\$108,120	\$855,796	\$18,621	\$36,977
2015	10	10	330		10	\$772,657	\$0	\$104,940	\$855,796	\$21,801	\$58,778
2016	10	10	320		10	\$779,017	\$0	\$101,760	\$855,796	\$24,981	\$83,759
2017	0	0	320		0	\$781,932	\$0	\$101,760	\$855,796	\$27,896	\$111,655

## **EXHIBIT B**

### **Lincoln Park Metropolitan District Fee Schedule**

## Lincoln Park Metropolitan District Fee Schedule

<u>Water/Sewer</u>	<u>Equivalent</u>	<u>Tap Fee</u>	<u>Admin Fee</u>	<u>Supplemental Water</u> <u>Resources Fee 3</u>	<u>Total Fee</u>
<u>Meter Size</u>					
Multi-Family	0.5	\$6,748.68	*	\$7,162.66	\$13,911.34
Townhome	0.75	\$10,123.02	*	\$10,743.99	\$20,867.01
3/4"	1	\$13,497.36	\$759.43	\$14,325.33	\$28,582.12
1"	2	\$26,994.72	\$1,518.86	\$28,650.66	\$57,164.24
1 1/2"	4	\$53,989.44	\$3,037.72	\$57,301.33	\$114,328.49
2"	8	\$107,978.88	\$6,075.44	\$114,602.66	\$228,656.98
3"	18	\$242,952.48	\$13,669.74	\$257,855.99	\$514,478.21
4" and Larger		<b>By Agreement</b>	-	-	-
<b>Irrigation</b>					
<u>Meter Size</u>	<u>Equivalent</u>	<u>Tap Fee 1</u>	<u>Admin Fee 2</u>	<u>Supplemental Water</u> <u>Resources Fee 3</u>	<u>Total Fee</u>
3/4"	1	\$6,924.15	\$759.43	\$14,325.33	\$22,008.91
1"	2	\$13,848.29	\$1,518.86	\$28,650.66	\$44,017.81
1 1/2"	4	\$27,696.58	\$3,037.72	\$57,301.33	\$88,035.63
2"	8	\$55,393.17	\$6,075.44	\$114,602.66	\$176,071.27
3"	18	\$124,634.62	\$13,669.74	\$257,855.99	\$396,160.35
4" and Larger		<b>By Agreement</b>	-	-	-
<b>System Development Fee</b>					
All Property in District (paid at tap fee purchase)					\$12,500 per acre or portion
<b>Park and Recreation Fee</b>					
Single-Family					\$34.50/Month/SFE
Multi-Family					\$29/Month/Unit
Undeveloped Lots					\$18.50/Month/Lot
<b>Street Maintenance Fee</b>					
Applies to Market Square Area and Mangano Lane					
Multi-Family Users					\$10/Unit/Month
Mangano Lane Users					\$110/Acre/Month
<b>Water Resource Fee</b>					
All Property Connected to the Water System					\$15/Month