

**Upper Cottonwood Creek Metropolitan District No. 4**  
**Limited Tax General Obligation Bond, Series 2022**  
**Bond Type = Non-Rated Cash Flow Bond | Payment Frequency = Annual Payments**  
**Maturity Date = 12/01/2051 | Interest Rate = 6.00% | Optional Call Date = 12/01/2028 @ 100**  
**10/07/2021 Preliminary Bond Numbers**

Collect Year	Yr #	Assessed Value	AV Chg %	Max Mill Levy	Mill Levy Revenue	S.O. Taxes @ 11.00%	Less: Collection Fee @ 1.50%	Existing D/S Funds Used	Total Revenue	2022 Principal	Interest Rate	2022 Interest	2022 D/S	Existing D/S	Total D/S	Revenue After D/S	Coverage Ratio
2021	0	6,009,370	-	33.397	200,695	22,076	-3,342	40,000	259,430	-			-	255,498	255,498	3,931	1.02
2022	1	10,783,810	-	33.397	360,147	39,616	-5,996	230,000	623,767	-	6.000%	255,302	255,302	362,700	618,002	5,765	1.01
2023	2	20,781,298	-	33.397	694,033	76,344	-11,556	1,103	759,924	40,000	6.000%	331,800	371,800	364,100	735,900	24,024	1.03
2024	3	21,404,737	3.00%	33.397	714,854	78,634	-11,902	1,103	782,689	55,000	6.000%	329,400	384,400	370,200	754,600	28,089	1.04
2025	4	21,404,737	-	33.397	714,854	78,634	-11,902	1,103	782,689	60,000	6.000%	326,100	386,100	370,700	756,800	25,889	1.03
2026	5	22,046,879	3.00%	33.397	736,300	80,993	-12,259	1,103	806,137	85,000	6.000%	322,500	407,500	370,900	778,400	27,737	1.04
2027	6	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	90,000	6.000%	317,400	407,400	370,800	778,200	27,937	1.04
2028	7	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	95,000	6.000%	312,000	407,000	370,400	777,400	28,737	1.04
2029	8	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	100,000	6.000%	306,300	406,300	374,700	781,000	25,137	1.03
2030	9	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	105,000	6.000%	300,300	405,300	373,400	778,700	27,437	1.04
2031	10	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	115,000	6.000%	294,000	409,000	371,800	780,800	25,337	1.03
2032	11	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	120,000	6.000%	287,100	407,100	374,900	782,000	24,137	1.03
2033	12	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	130,000	6.000%	279,900	409,900	372,400	782,300	23,837	1.03
2034	13	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	135,000	6.000%	272,100	407,100	374,600	781,700	24,437	1.03
2035	14	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	145,000	6.000%	264,000	409,000	371,200	780,200	25,937	1.03
2036	15	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	150,000	6.000%	255,300	405,300	372,500	777,800	28,337	1.04
2037	16	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	160,000	6.000%	246,300	406,300	373,200	779,500	26,637	1.03
2038	17	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	170,000	6.000%	236,700	406,700	373,300	780,000	26,137	1.03
2039	18	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	180,000	6.000%	226,500	406,500	372,800	779,300	26,837	1.03
2040	19	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	190,000	6.000%	215,700	405,700	371,700	777,400	28,737	1.04
2041	20	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	200,000	6.000%	204,300	404,300	375,000	779,300	26,837	1.03
2042	21	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	215,000	6.000%	192,300	407,300	372,400	779,700	26,437	1.03
2043	22	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	225,000	6.000%	179,400	404,400	374,200	778,600	27,537	1.04
2044	23	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	240,000	6.000%	165,900	405,900	375,100	781,000	25,137	1.03
2045	24	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	255,000	6.000%	151,500	406,500	375,100	781,600	24,537	1.03
2046	25	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	270,000	6.000%	136,200	406,200	374,200	780,400	25,737	1.03
2047	26	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	290,000	6.000%	120,000	410,000	372,400	782,400	23,737	1.03
2048	27	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	305,000	6.000%	102,600	407,600	374,700	782,300	23,837	1.03
2049	28	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	325,000	6.000%	84,300	409,300	370,800	780,100	26,037	1.03
2050	29	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	345,000	6.000%	64,800	409,800	371,000	780,800	25,337	1.03
2051	30	22,046,879	-	33.397	736,300	80,993	-12,259	1,103	806,137	735,000	6.000%	44,100	779,100	-	779,100	27,037	1.03
<b>Total</b>					<b>21,828,373</b>	<b>2,401,121</b>	<b>-363,442</b>	<b>302,000</b>	<b>24,168,052</b>	<b>5,530,000</b>		<b>6,824,102</b>	<b>12,354,102</b>	<b>11,046,698</b>	<b>23,400,800</b>	<b>767,252</b>	
<b>2022-2051 Total</b>					<b>21,627,678</b>	<b>2,379,045</b>	<b>-360,101</b>	<b>262,000</b>	<b>23,908,622</b>	<b>5,530,000</b>		<b>6,824,102</b>	<b>12,354,102</b>	<b>10,791,200</b>	<b>23,145,302</b>	<b>763,320</b>	

Use of Funds on Hand	Amount
Funds on Hand CYE 2021 (Est.)	262,000
<b>Less: Funds Used in 2022 for D/S</b>	<b>-230,000</b>
Remaining Funds on Hand	32,000
Annual Amount Used (29 Years)	1,103

Assessed Value Projections	Amount
Current 2021 Preliminary Assessed Value	10,783,810
Projected New Development	
329 Single Family Units @ \$425K at 7.15%	9,997,488
<b>2022 for 2023 Collection Assessed Value (Est.)</b>	<b>20,781,298</b>

Sources and Uses of Funds	Amount
Bond Proceeds Amount	5,530,000
Reimburse Developer Advances	5,492,500
Costs of Issuance	37,500
<b>Total</b>	<b>5,530,000</b>

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**10/07/2021 Preliminary Bond Numbers**

Year	6.000% 2021 Limited Tax GO Bond				6.000% 2022 Limited Tax GO Bond				NA				Total Debt Service			
	Principal	Interest	CAPI	D/S	Principal	Interest	CAPI	D/S	Principal	Interest	CAPI	D/S	Principal	Interest	CAPI	D/S
2021	50,000	205,498		255,498				-				-	50,000	205,498	-	255,498
2022	60,000	302,700		362,700	-	255,302		255,302				-	60,000	558,002	-	618,002
2023	65,000	299,100		364,100	40,000	331,800		371,800				-	105,000	630,900	-	735,900
2024	75,000	295,200		370,200	55,000	329,400		384,400				-	130,000	624,600	-	754,600
2025	80,000	290,700		370,700	60,000	326,100		386,100				-	140,000	616,800	-	756,800
2026	85,000	285,900		370,900	85,000	322,500		407,500				-	170,000	608,400	-	778,400
2027	90,000	280,800		370,800	90,000	317,400		407,400				-	180,000	598,200	-	778,200
2028	95,000	275,400		370,400	95,000	312,000		407,000				-	190,000	587,400	-	777,400
2029	105,000	269,700		374,700	100,000	306,300		406,300				-	205,000	576,000	-	781,000
2030	110,000	263,400		373,400	105,000	300,300		405,300				-	215,000	563,700	-	778,700
2031	115,000	256,800		371,800	115,000	294,000		409,000				-	230,000	550,800	-	780,800
2032	125,000	249,900		374,900	120,000	287,100		407,100				-	245,000	537,000	-	782,000
2033	130,000	242,400		372,400	130,000	279,900		409,900				-	260,000	522,300	-	782,300
2034	140,000	234,600		374,600	135,000	272,100		407,100				-	275,000	506,700	-	781,700
2035	145,000	226,200		371,200	145,000	264,000		409,000				-	290,000	490,200	-	780,200
2036	155,000	217,500		372,500	150,000	255,300		405,300				-	305,000	472,800	-	777,800
2037	165,000	208,200		373,200	160,000	246,300		406,300				-	325,000	454,500	-	779,500
2038	175,000	198,300		373,300	170,000	236,700		406,700				-	345,000	435,000	-	780,000
2039	185,000	187,800		372,800	180,000	226,500		406,500				-	365,000	414,300	-	779,300
2040	195,000	176,700		371,700	190,000	215,700		405,700				-	385,000	392,400	-	777,400
2041	210,000	165,000		375,000	200,000	204,300		404,300				-	410,000	369,300	-	779,300
2042	220,000	152,400		372,400	215,000	192,300		407,300				-	435,000	344,700	-	779,700
2043	235,000	139,200		374,200	225,000	179,400		404,400				-	460,000	318,600	-	778,600
2044	250,000	125,100		375,100	240,000	165,900		405,900				-	490,000	291,000	-	781,000
2045	265,000	110,100		375,100	255,000	151,500		406,500				-	520,000	261,600	-	781,600
2046	280,000	94,200		374,200	270,000	136,200		406,200				-	550,000	230,400	-	780,400
2047	295,000	77,400		372,400	290,000	120,000		410,000				-	585,000	197,400	-	782,400
2048	315,000	59,700		374,700	305,000	102,600		407,600				-	620,000	162,300	-	782,300
2049	330,000	40,800		370,800	325,000	84,300		409,300				-	655,000	125,100	-	780,100
2050	350,000	21,000		371,000	345,000	64,800		409,800				-	695,000	85,800	-	780,800
2051				-	735,000	44,100		779,100				-	735,000	44,100	-	779,100
<b>Total</b>	<b>5,095,000</b>	<b>5,951,698</b>	<b>-</b>	<b>11,046,698</b>	<b>5,530,000</b>	<b>6,824,102</b>	<b>-</b>	<b>12,354,102</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,625,000</b>	<b>12,775,800</b>	<b>-</b>	<b>23,400,800</b>
<b>2022-2051</b>	<b>5,045,000</b>	<b>5,746,200</b>	<b>-</b>	<b>10,791,200</b>	<b>5,530,000</b>	<b>6,824,102</b>	<b>-</b>	<b>12,354,102</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>10,575,000</b>	<b>12,570,302</b>	<b>-</b>	<b>23,145,302</b>