

Mountain Valley Metro - Plan 6-29-16
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**Mountain Valley Metropolitan District
City of Colorado Springs, Colorado
General Obligation Limited Tax Improvement Bonds**

Plan A

Preliminary as of
6/30/2016

**Assumes Construction Begins 2016
with First Completions in 2017
Three Year Projected Buildout
Bonds Sold 12/1/19
40 Year Amortization
5% Assumed Rate
30 Mills for Bonds**

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Mountain Valley Metropolitan District
City of Colorado Springs, Colorado
General Obligation Limited Tax Improvement Bonds

Plan A

Collection Year	Projected Assessed Valuation	Bond Fund Levy	Property Tax @ 98%	Specific Ownership Tax 7%	Development Fees	DSRF Earnings	O & M Expense	Revenue Available for Debt Service	Series 2019 Debt Service		Total Debt Service	Annual Surplus/Deficit	Cumulative Fund Balance
									(11)	(15)			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(10)	(11)	(15)	(16)	(17)	(18)
2016	0	30,000	0	0	0	0	0	0	0	0	0	0	0
2017	0	30,000	0	0	100,000	0	0	100,000	0	0	0	100,000	100,000
2018	0	30,000	0	0	125,000	0	0	125,000	0	0	0	125,000	225,000
2019	1,034,896	30,000	30,734	2,151	127,500	0	0	160,385	0.00	0	0	160,385	385,385
2020	2,348,896	30,000	69,765	4,884	0	0	0	74,649	122,750.00	0	122,750	(48,101)	337,284
2021	3,672,346	30,000	109,069	7,635	0	0	0	116,703	172,750.00	0	172,750	(56,047)	281,237
2022	3,745,793	30,000	111,250	7,788	0	0	0	119,038	170,250.00	0	170,250	(51,212)	230,025
2023	3,745,793	30,000	111,250	7,788	0	0	0	119,038	172,750.00	0	172,750	(53,712)	176,312
2024	3,820,709	30,000	113,475	7,943	0	0	0	121,418	170,000.00	0	170,000	(48,582)	127,731
2025	3,820,709	30,000	113,475	7,943	0	0	0	121,418	172,250.00	0	172,250	(50,832)	76,899
2026	3,897,123	30,000	115,745	8,102	0	0	0	123,847	169,250.00	0	169,250	(45,403)	31,496
2027	3,897,123	30,000	115,745	8,102	0	0	0	123,847	121,250.00	0	121,250	2,597	34,092
2028	3,975,065	30,000	118,059	8,264	0	0	0	126,324	125,500.00	0	125,500	824	34,916
2029	3,975,065	30,000	118,059	8,264	0	0	0	126,324	124,500.00	0	124,500	1,824	36,739
2030	4,054,567	30,000	120,421	8,429	0	0	0	128,850	123,500.00	0	123,500	5,350	42,089
2031	4,054,567	30,000	120,421	8,429	0	0	0	128,850	122,500.00	0	122,500	6,350	48,440
2032	4,135,658	30,000	122,829	8,598	0	0	0	131,427	121,500.00	0	121,500	9,927	58,367
2033	4,135,658	30,000	122,829	8,598	0	0	0	131,427	120,500.00	0	120,500	10,927	69,294
2034	4,218,371	30,000	125,286	8,770	0	0	0	134,066	129,500.00	0	129,500	4,556	73,849
2035	4,218,371	30,000	125,286	8,770	0	0	0	134,066	128,000.00	0	128,000	6,056	79,905
2036	4,302,739	30,000	127,791	8,945	0	0	0	136,737	126,500.00	0	126,500	10,237	90,142
2037	4,302,739	30,000	127,791	8,945	0	0	0	136,737	130,000.00	0	130,000	6,737	96,878
2038	4,388,793	30,000	130,347	9,124	0	0	0	139,471	133,250.00	0	133,250	6,221	103,100
2039	4,388,793	30,000	130,347	9,124	0	0	0	139,471	136,250.00	0	136,250	3,221	106,321
2040	4,476,569	30,000	132,954	9,307	0	0	0	142,261	139,000.00	0	139,000	3,261	109,582
2041	4,476,569	30,000	132,954	9,307	0	0	0	142,261	136,500.00	0	136,500	5,761	115,343
2042	4,566,101	30,000	135,613	9,493	0	0	0	145,106	139,000.00	0	139,000	6,106	121,449
2043	4,566,101	30,000	135,613	9,493	0	0	0	145,106	141,250.00	0	141,250	3,856	125,305
2044	4,657,423	30,000	138,325	9,683	0	0	0	148,008	143,250.00	0	143,250	4,758	130,064
2045	4,657,423	30,000	138,325	9,683	0	0	0	148,008	145,000.00	0	145,000	3,008	133,072
2046	4,750,571	30,000	141,092	9,876	0	0	0	150,968	146,500.00	0	146,500	4,468	137,540
2047	4,750,571	30,000	141,092	9,876	0	0	0	150,968	147,750.00	0	147,750	3,218	140,759
2048	4,750,571	30,000	141,092	9,876	0	0	0	150,968	148,750.00	0	148,750	2,218	142,977
2049	4,750,571	30,000	141,092	9,876	0	0	0	150,968	144,500.00	0	144,500	6,468	149,445
2050	4,750,571	30,000	141,092	9,876	0	0	0	150,968	145,250.00	0	145,250	5,718	155,164
2051	4,750,571	30,000	141,092	9,876	0	0	0	150,968	145,750.00	0	145,750	5,218	160,382
2052	4,750,571	30,000	141,092	9,876	0	0	0	150,968	141,000.00	0	141,000	9,968	170,351
2053	4,750,571	30,000	141,092	9,876	0	0	0	150,968	141,250.00	0	141,250	9,718	180,069
2054	4,750,571	30,000	141,092	9,876	0	0	0	150,968	141,250.00	0	141,250	9,718	189,787
2055	4,750,571	30,000	141,092	9,876	0	0	0	150,968	141,000.00	0	141,000	9,968	199,756
2056	4,750,571	30,000	141,092	9,876	0	0	0	150,968	145,500.00	0	145,500	5,468	205,224
2057	4,750,571	30,000	141,092	9,876	0	0	0	150,968	144,500.00	0	144,500	6,468	211,693
2058	4,750,571	30,000	141,092	9,876	0	0	0	150,968	143,250.00	0	143,250	7,718	219,411
2059	4,750,571	30,000	141,092	9,876	0	0	0	150,968	141,750.00	0	141,750	9,218	228,629
			5,169,046	361,833	352,500	0	0	5,883,379	5,654,750	0	5,654,750	228,629	

Mountain Valley Metropolitan District
 City of Colorado Springs, Colorado
 General Obligation Limited Tax Improvement Bonds
 Series 2019

Expected Buildout Schedule

	Completion Year	Tax Collection Year	Single Family Homes		Single Family Homes		Units Built	Unit Price \$0	Units Built	Unit Price \$0	Units Built	Unit Price \$0	Market Value	Assessed Value @ 7.96%
			Units Built	Unit Price \$275,000	Units Built	Unit Price \$375,000								
0	2016	2018											0	0
1	2017	2019	20	5,500,000	20	7,500,000							13,000,000	1,034,800
2	2018	2020	25	6,875,000	25	9,375,000							16,250,000	1,293,500
3	2019	2021	25	6,875,000	26	9,750,000	0	0	0	0			16,625,000	1,323,350
4	2020	2022	0	0	0	0	0	0	0	0	0	0	0	0
5	2021	2023			0	0							0	0
6	2022	2024											0	0
			70	19,250,000	71	26,625,000	0	0	0	0	0	0	45,875,000	3,651,650

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**Mountain Valley Metropolitan District
 City of Colorado Springs, Colorado
 General Obligation Limited Tax Improvement Bonds**

Schedule of Projected Assessed Valuation

Year	Residential Assessed Value Added (Collection Yr.)	Residential Assessed Value Adjustments	Commercial Assessed Value Added (Collection Yr.)	Total Assessed Value Added (Collection Yr.)	Market Re-valuation Rate	Re-valuation Value	Total Assessed Valuation
					0% bi-annually		
0							0
1	2016	0		0		0	0
2	2017	0	0	0		0	0
3	2018	0	0	0	2%	0	0
4	2019	1,034,800	0	1,034,800		0	1,034,800
5	2020	1,293,500	0	1,293,500	2%	20,696	2,348,996
6	2021	1,323,350	0	1,323,350		0	3,672,346
7	2022	0	0	0	2%	73,447	3,745,793
8	2023	0	0	0		0	3,745,793
9	2024	0	0	0	2%	74,916	3,820,709
10	2025			0		0	3,820,709
11	2026			0	2%	76,414	3,897,123
12	2027			0		0	3,897,123
13	2028			0	2%	77,942	3,975,065
14	2029			0		0	3,975,065
15	2030			0	2%	79,501	4,054,567
16	2031			0		0	4,054,567
17	2032			0	2%	81,091	4,135,658
18	2033			0		0	4,135,658
19	2034			0	2%	82,713	4,218,371
20	2035			0		0	4,218,371
21	2036			0	2%	84,367	4,302,739
22	2037			0		0	4,302,739
23	2038			0	2%	86,055	4,388,793
24	2039			0		0	4,388,793
25	2040			0	2%	87,776	4,476,569
26	2041			0		0	4,476,569
27	2042			0	2%	89,531	4,566,101
28	2043			0		0	4,566,101
29	2044			0	2%	91,322	4,657,423
30	2045			0		0	4,657,423
31	2046			0	2%	93,148	4,750,571
32	2047			0		0	4,750,571
33	2048			0	0%	0	4,750,571
34	2049			0		0	4,750,571
35	2050			0	0%	0	4,750,571
36	2051			0		0	4,750,571
37	2052			0	0%	0	4,750,571
38	2053			0		0	4,750,571
39	2054			0	0%	0	4,750,571
40	2055			0		0	4,750,571
41	2056			0	0%	0	4,750,571
42	2057			0		0	4,750,571
43	2058			0	0%	0	4,750,571
44	2059			0		0	4,750,571
45	2060			0	0%	0	4,750,571
46	2061			0		0	4,750,571
47	2062			0		0	4,750,571
48	2063			0		0	4,750,571
49	2064			0		0	4,750,571
50	2065			0		0	4,750,571
		3,651,650	0	3,651,650			

**Mountain Valley Metropolitan District
City of Colorado Springs, Colorado
General Obligation Limited Tax Improvement Bonds**

Schedule of Development Fees

Year	Single Family	Development	Single Family	Development	Development	Development	Total
	Units Completed	Fee \$2,500	Units Completed	Fee \$2,500	Units Completed	Fee \$0	Development Fees
2017	20	50,000	20	50,000	0	0	100,000
2018	25	62,500	25	62,500	0	0	125,000
2019	25	62,500	26	65,000	0	0	127,500
2020	0	0	0	0	0	0	0
2021	0	0	0	0	0	0	0
2022	0	0	0	0	0	0	0
	70	175,000	71	177,500	0	0	352,500

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\$2,455,000
Mountain Valley Metropolitan District
City of Colorado Springs, Colorado
General Obligation Limited Tax Improvement Bonds
Series 2019

Debt Service Schedule

Date	Principal	Coupon	Interest	P & I	Annual P & I
06/01/20		5,000	61,375.00	61,375.00	
12/01/20	0	5,000	61,375.00	61,375.00	122,750.00
06/01/21		5,000	61,375.00	61,375.00	
12/01/21	50,000	5,000	61,375.00	111,375.00	172,750.00
06/01/22		5,000	60,125.00	60,125.00	
12/01/22	50,000	5,000	60,125.00	110,125.00	170,250.00
06/01/23		5,000	58,875.00	58,875.00	
12/01/23	55,000	5,000	58,875.00	113,875.00	172,750.00
06/01/24		5,000	57,500.00	57,500.00	
12/01/24	55,000	5,000	57,500.00	112,500.00	170,000.00
06/01/25		5,000	56,125.00	56,125.00	
12/01/25	60,000	5,000	56,125.00	116,125.00	172,250.00
06/01/26		5,000	54,625.00	54,625.00	
12/01/26	60,000	5,000	54,625.00	114,625.00	169,250.00
06/01/27		5,000	53,125.00	53,125.00	
12/01/27	15,000	5,000	53,125.00	68,125.00	121,250.00
06/01/28		5,000	52,750.00	52,750.00	
12/01/28	20,000	5,000	52,750.00	72,750.00	125,500.00
06/01/29		5,000	52,250.00	52,250.00	
12/01/29	20,000	5,000	52,250.00	72,250.00	124,500.00
06/01/30		5,000	51,750.00	51,750.00	
12/01/30	20,000	5,000	51,750.00	71,750.00	123,500.00
06/01/31		5,000	51,250.00	51,250.00	
12/01/31	20,000	5,000	51,250.00	71,250.00	122,500.00
06/01/32		5,000	50,750.00	50,750.00	
12/01/32	20,000	5,000	50,750.00	70,750.00	121,500.00
06/01/33		5,000	50,250.00	50,250.00	
12/01/33	20,000	5,000	50,250.00	70,250.00	120,500.00
06/01/34		5,000	49,750.00	49,750.00	
12/01/34	30,000	5,000	49,750.00	79,750.00	129,500.00
06/01/35		5,000	49,000.00	49,000.00	
12/01/35	30,000	5,000	49,000.00	79,000.00	128,000.00
06/01/36		5,000	48,250.00	48,250.00	
12/01/36	30,000	5,000	48,250.00	78,250.00	126,500.00
06/01/37		5,000	47,500.00	47,500.00	
12/01/37	35,000	5,000	47,500.00	82,500.00	130,000.00
06/01/38		5,000	46,625.00	46,625.00	
12/01/38	40,000	5,000	46,625.00	86,625.00	133,250.00
06/01/39		5,000	45,625.00	45,625.00	
12/01/39	45,000	5,000	45,625.00	90,625.00	136,250.00
06/01/40		5,000	44,500.00	44,500.00	
12/01/40	50,000	5,000	44,500.00	94,500.00	139,000.00
06/01/41		5,000	43,250.00	43,250.00	
12/01/41	50,000	5,000	43,250.00	93,250.00	136,500.00
06/01/42		5,000	42,000.00	42,000.00	
12/01/42	55,000	5,000	42,000.00	97,000.00	139,000.00
06/01/43		5,000	40,625.00	40,625.00	
12/01/43	60,000	5,000	40,625.00	100,625.00	141,250.00
06/01/44		5,000	39,125.00	39,125.00	
12/01/44	65,000	5,000	39,125.00	104,125.00	143,250.00
06/01/45		5,000	37,500.00	37,500.00	
12/01/45	70,000	5,000	37,500.00	107,500.00	145,000.00
06/01/46		5,000	35,750.00	35,750.00	
12/01/46	75,000	5,000	35,750.00	110,750.00	146,500.00
06/01/47		5,000	33,875.00	33,875.00	
12/01/47	80,000	5,000	33,875.00	113,875.00	147,750.00
06/01/48		5,000	31,875.00	31,875.00	
12/01/48	85,000	5,000	31,875.00	116,875.00	148,750.00
06/01/49		5,000	29,750.00	29,750.00	
12/01/49	85,000	5,000	29,750.00	114,750.00	144,500.00
06/01/50		5,000	27,625.00	27,625.00	
12/01/50	90,000	5,000	27,625.00	117,625.00	145,250.00
06/01/51		5,000	25,375.00	25,375.00	
12/01/51	95,000	5,000	25,375.00	120,375.00	145,750.00
06/01/52		5,000	23,000.00	23,000.00	
12/01/52	95,000	5,000	23,000.00	118,000.00	141,000.00
06/01/53		5,000	20,625.00	20,625.00	
12/01/53	100,000	5,000	20,625.00	120,625.00	141,250.00
06/01/54		5,000	18,125.00	18,125.00	
12/01/54	105,000	5,000	18,125.00	123,125.00	141,250.00
06/01/55		5,000	15,500.00	15,500.00	
12/01/55	110,000	5,000	15,500.00	125,500.00	141,000.00
06/01/56		5,000	12,750.00	12,750.00	
12/01/56	120,000	5,000	12,750.00	132,750.00	145,500.00
06/01/57		5,000	9,750.00	9,750.00	
12/01/57	125,000	5,000	9,750.00	134,750.00	144,500.00
06/01/58		5,000	6,625.00	6,625.00	
12/01/58	130,000	5,000	6,625.00	136,625.00	143,250.00
06/01/59		5,000	3,375.00	3,375.00	
12/01/59	135,000	5,000	3,375.00	138,375.00	141,750.00
	2,455,000		3,199,750.00	5,654,750.00	5,654,750.00

Dated	12/01/19	Average Coupon	5.000000
		NIC	5.047953
Settlement	12/01/19	TIC	5.094109
		Arbitrage Yield	5.000000
		All in Yield	5.219789
		Bond Years	63.995000
		Average Life	26.07
		Accrued Interest	0.00

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**Mountain Valley Metropolitan District
 City of Colorado Springs, Colorado
 General Obligation Limited Tax Improvement Bonds
 Series 2019**

Bond Production Schedule

Settlement Date	12/01/19	Callable	12/1/2029
		@	100

Date	Principal	Rate	Yield	YTM	\$ Price	
12/01/21	50,000	5.000	5.000		100.000000	50,000.00
12/01/22	50,000	5.000	5.000		100.000000	50,000.00
12/01/23	55,000	5.000	5.000		100.000000	55,000.00
12/01/24	55,000	5.000	5.000		100.000000	55,000.00
12/01/25	60,000	5.000	5.000		100.000000	60,000.00
12/01/26	60,000	5.000	5.000		100.000000	60,000.00
12/01/27	15,000	5.000	5.000		100.000000	15,000.00
12/01/28	20,000	5.000	5.000		100.000000	20,000.00
12/01/29	20,000	5.000	5.000		100.000000	20,000.00
12/01/30	20,000	5.000	5.000		100.000000	20,000.00
12/01/31	20,000	5.000	5.000	5.000	100.000000	20,000.00
12/01/32	20,000	5.000	5.000	5.000	100.000000	20,000.00
12/01/33	20,000	5.000	5.000	5.000	100.000000	20,000.00
12/01/34	30,000	5.000	5.000	5.000	100.000000	30,000.00
12/01/35	30,000	5.000	5.000	5.000	100.000000	30,000.00
12/01/36	30,000	5.000	5.000	5.000	100.000000	30,000.00
12/01/37	35,000	5.000	5.000	5.000	100.000000	35,000.00
12/01/38	40,000	5.000	5.000	5.000	100.000000	40,000.00
12/01/39	45,000	5.000	5.000	5.000	100.000000	45,000.00
12/01/40	50,000	5.000	5.000	5.000	100.000000	50,000.00
12/01/41	50,000	5.000	5.000	5.000	100.000000	50,000.00
12/01/42	55,000	5.000	5.000	5.000	100.000000	55,000.00
12/01/43	60,000	5.000	5.000	5.000	100.000000	60,000.00
12/01/44	65,000	5.000	5.000	5.000	100.000000	65,000.00
12/01/45	70,000	5.000	5.000	5.000	100.000000	70,000.00
12/01/46	75,000	5.000	5.000	5.000	100.000000	75,000.00
12/01/47	80,000	5.000	5.000	5.000	100.000000	80,000.00
12/01/48	85,000	5.000	5.000	5.000	100.000000	85,000.00
12/01/49	85,000	5.000	5.000	5.000	100.000000	85,000.00
12/01/50	90,000	5.000	5.000	5.000	100.000000	90,000.00
12/01/51	95,000	5.000	5.000	5.000	100.000000	95,000.00
12/01/52	95,000	5.000	5.000	5.000	100.000000	95,000.00
12/01/53	100,000	5.000	5.000	5.000	100.000000	100,000.00
12/01/54	105,000	5.000	5.000	5.000	100.000000	105,000.00
12/01/55	110,000	5.000	5.000	5.000	100.000000	110,000.00
12/01/56	120,000	5.000	5.000	5.000	100.000000	120,000.00
12/01/57	125,000	5.000	5.000	5.000	100.000000	125,000.00
12/01/58	130,000	5.000	5.000	5.000	100.000000	130,000.00
12/01/59	135,000	5.000	5.000	5.000	100.000000	135,000.00
<hr/>						
						2,455,000
<hr/>						
						2,455,000.00

Original Issue Discount	0.00
Premium	0.00
Original Issue Discount/\$1,000	0.00
Premium/\$1,000	0.00

Mountain Valley Metropolitan District
 City of Colorado Springs, Colorado
 General Obligation Limited Tax Improvement Bonds
 Series 2019

saun1

30-Jun-16

**City of Colorado Springs, Colorado
General Obligation Limited Tax Improvement Bonds
Series 2019**

Sources and Uses of Funds

Sources

Principal Amount of Bond Issue	2,455,000.00
	<hr/>
	<u>2,455,000.00</u>

Uses

Project Fund		2,384,312.50
Bond Discount	\$12.500000 /\$1,000	30,687.50
Cost of Issuance		40,000.00
Contingency		0.00
		<hr/>
		<u>2,455,000.00</u>

Series 2019

Cost of Issuance

Estimated Cost of Issuance	40,000.00
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	<u>40,000.00</u>