

TABLE OF CONTENTS

Upper Cottonwood Creek Metropolitan District No. 4
Limited Tax General Obligation Bonds, Series 2021
30 Year Non Rated Bonds - 6.00% Interest Rate - Annual Payments
Optional Call Date = 12/01/2030 @ 100
12/18/2020 Preliminary Bond Numbers

Report	Page
Sources and Uses of Funds	1
Cost of Issuance	2
Bond Pricing	3
Bond Summary Statistics	4
Bond Debt Service	5

SOURCES AND USES OF FUNDS

Upper Cottonwood Creek Metropolitan District No. 4
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12/18/2020 Preliminary Bond Numbers

Dated Date	02/04/2021
Delivery Date	02/04/2021

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	5,095,000.00
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	5,095,000.00
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Uses:

<hr/>	
Project Fund Deposits:	
Project Fund	5,057,500.00
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Delivery Date Expenses:	
Cost of Issuance	37,500.00
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	5,095,000.00
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COST OF ISSUANCE

Upper Cottonwood Creek Metropolitan District No. 4
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Cost of Issuance	\$/1000	Amount
Bond Counsel (Est.)	3.92542	20,000.00
District Counsel (Est.)	1.47203	7,500.00
Placement Agent	1.96271	10,000.00
	<hr/> <hr/> 7.36016	<hr/> <hr/> 37,500.00

BOND PRICING

Upper Cottonwood Creek Metropolitan District No. 4
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Bond Component	Maturity Date	Amount	Rate	Yield	Price
2050 Term Bond:					
	12/01/2021	50,000.00	6.000%	6.000%	100.000
	12/01/2022	60,000.00	6.000%	6.000%	100.000
	12/01/2023	65,000.00	6.000%	6.000%	100.000
	12/01/2024	75,000.00	6.000%	6.000%	100.000
	12/01/2025	80,000.00	6.000%	6.000%	100.000
	12/01/2026	85,000.00	6.000%	6.000%	100.000
	12/01/2027	90,000.00	6.000%	6.000%	100.000
	12/01/2028	95,000.00	6.000%	6.000%	100.000
	12/01/2029	105,000.00	6.000%	6.000%	100.000
	12/01/2030	110,000.00	6.000%	6.000%	100.000
	12/01/2031	115,000.00	6.000%	6.000%	100.000
	12/01/2032	125,000.00	6.000%	6.000%	100.000
	12/01/2033	130,000.00	6.000%	6.000%	100.000
	12/01/2034	140,000.00	6.000%	6.000%	100.000
	12/01/2035	145,000.00	6.000%	6.000%	100.000
	12/01/2036	155,000.00	6.000%	6.000%	100.000
	12/01/2037	165,000.00	6.000%	6.000%	100.000
	12/01/2038	175,000.00	6.000%	6.000%	100.000
	12/01/2039	185,000.00	6.000%	6.000%	100.000
	12/01/2040	195,000.00	6.000%	6.000%	100.000
	12/01/2041	210,000.00	6.000%	6.000%	100.000
	12/01/2042	220,000.00	6.000%	6.000%	100.000
	12/01/2043	235,000.00	6.000%	6.000%	100.000
	12/01/2044	250,000.00	6.000%	6.000%	100.000
	12/01/2045	265,000.00	6.000%	6.000%	100.000
	12/01/2046	280,000.00	6.000%	6.000%	100.000
	12/01/2047	295,000.00	6.000%	6.000%	100.000
	12/01/2048	315,000.00	6.000%	6.000%	100.000
	12/01/2049	330,000.00	6.000%	6.000%	100.000
	12/01/2050	350,000.00	6.000%	6.000%	100.000
		5,095,000.00			

Dated Date	02/04/2021	
Delivery Date	02/04/2021	
First Coupon	12/01/2021	
Par Amount	5,095,000.00	
Original Issue Discount	_____	
Production	5,095,000.00	100.000000%
Underwriter's Discount	_____	
Purchase Price	5,095,000.00	100.000000%
Accrued Interest	_____	
Net Proceeds	5,095,000.00	

BOND SUMMARY STATISTICS

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Dated Date	02/04/2021
Delivery Date	02/04/2021
Last Maturity	12/01/2050
Arbitrage Yield	5.914799%
True Interest Cost (TIC)	5.914799%
Net Interest Cost (NIC)	6.000000%
All-In TIC	5.981988%
Average Coupon	6.000000%
Average Life (years)	19.622
Weighted Average Maturity (years)	19.622
Par Amount	5,095,000.00
Bond Proceeds	5,095,000.00
Total Interest	5,998,402.50
Net Interest	5,998,402.50
Total Debt Service	11,093,402.50
Maximum Annual Debt Service	375,100.00
Average Annual Debt Service	371,949.79

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
2050 Term Bond	5,095,000.00	100.000	6.000%	19.622	6,980.15
	5,095,000.00			19.622	6,980.15

	TIC	All-In TIC	Arbitrage Yield
Par Value	5,095,000.00	5,095,000.00	5,095,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense		-37,500.00	
- Other Amounts			
Target Value	5,095,000.00	5,057,500.00	5,095,000.00
Target Date	02/04/2021	02/04/2021	02/04/2021
Yield	5.914799%	5.981988%	5.914799%

BOND DEBT SERVICE

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Period Ending	Principal	Coupon	Interest	Debt Service	Bond Balance	Total Bond Value
12/01/2021	50,000.00	6.000%	252,202.50	302,202.50	5,045,000.00	5,045,000.00
12/01/2022	60,000.00	6.000%	302,700.00	362,700.00	4,985,000.00	4,985,000.00
12/01/2023	65,000.00	6.000%	299,100.00	364,100.00	4,920,000.00	4,920,000.00
12/01/2024	75,000.00	6.000%	295,200.00	370,200.00	4,845,000.00	4,845,000.00
12/01/2025	80,000.00	6.000%	290,700.00	370,700.00	4,765,000.00	4,765,000.00
12/01/2026	85,000.00	6.000%	285,900.00	370,900.00	4,680,000.00	4,680,000.00
12/01/2027	90,000.00	6.000%	280,800.00	370,800.00	4,590,000.00	4,590,000.00
12/01/2028	95,000.00	6.000%	275,400.00	370,400.00	4,495,000.00	4,495,000.00
12/01/2029	105,000.00	6.000%	269,700.00	374,700.00	4,390,000.00	4,390,000.00
12/01/2030	110,000.00	6.000%	263,400.00	373,400.00	4,280,000.00	4,280,000.00
12/01/2031	115,000.00	6.000%	256,800.00	371,800.00	4,165,000.00	4,165,000.00
12/01/2032	125,000.00	6.000%	249,900.00	374,900.00	4,040,000.00	4,040,000.00
12/01/2033	130,000.00	6.000%	242,400.00	372,400.00	3,910,000.00	3,910,000.00
12/01/2034	140,000.00	6.000%	234,600.00	374,600.00	3,770,000.00	3,770,000.00
12/01/2035	145,000.00	6.000%	226,200.00	371,200.00	3,625,000.00	3,625,000.00
12/01/2036	155,000.00	6.000%	217,500.00	372,500.00	3,470,000.00	3,470,000.00
12/01/2037	165,000.00	6.000%	208,200.00	373,200.00	3,305,000.00	3,305,000.00
12/01/2038	175,000.00	6.000%	198,300.00	373,300.00	3,130,000.00	3,130,000.00
12/01/2039	185,000.00	6.000%	187,800.00	372,800.00	2,945,000.00	2,945,000.00
12/01/2040	195,000.00	6.000%	176,700.00	371,700.00	2,750,000.00	2,750,000.00
12/01/2041	210,000.00	6.000%	165,000.00	375,000.00	2,540,000.00	2,540,000.00
12/01/2042	220,000.00	6.000%	152,400.00	372,400.00	2,320,000.00	2,320,000.00
12/01/2043	235,000.00	6.000%	139,200.00	374,200.00	2,085,000.00	2,085,000.00
12/01/2044	250,000.00	6.000%	125,100.00	375,100.00	1,835,000.00	1,835,000.00
12/01/2045	265,000.00	6.000%	110,100.00	375,100.00	1,570,000.00	1,570,000.00
12/01/2046	280,000.00	6.000%	94,200.00	374,200.00	1,290,000.00	1,290,000.00
12/01/2047	295,000.00	6.000%	77,400.00	372,400.00	995,000.00	995,000.00
12/01/2048	315,000.00	6.000%	59,700.00	374,700.00	680,000.00	680,000.00
12/01/2049	330,000.00	6.000%	40,800.00	370,800.00	350,000.00	350,000.00
12/01/2050	350,000.00	6.000%	21,000.00	371,000.00		
	5,095,000.00		5,998,402.50	11,093,402.50		