

Table of Schedules

Assumptions		New Money - Residential Development
Preliminary as of 12/12/2018		30 Mill Bond Levy
5.75% Rate	Series 2018	Assumes 98.50% of Revenue Available for Debt Service

Issue	Term	Repayment Source	Par Amount	Project Fund Proceeds at Close
Series 2018	40 Year Term	Residential	\$2,430,000	\$2,430,000
Total			\$2,430,000	\$2,430,000

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**Mountain Valley Preserve Metro Districts
El Paso County, Colorado
Limited Mill General Obligation Bonds**

Schedule of Revenue & Debt Service

Collection Year	Residential Assessed Value and Bond Levy Revenue					Bond Levy Revenue for Debt Service	Combined Revenue Available for Debt Service
	Residential Assessed Value	Bond Levy	Property Tax From Res. AV	S.O. Tax	Revenue for Debt Service		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
			98.5% Net of Collection Fees	7.00%			
2018	357,480	30,000	10,564	739	11,303	11,303	11,303
2019	1,860,450	32.869	60,234	4,216	64,450	64,450	64,450
2020	3,724,097	33.167	121,663	8,516	130,180	130,180	130,180
2021	4,172,044	33.167	136,297	9,541	145,838	145,838	145,838
2022	4,255,485	33.167	139,023	9,732	148,755	148,755	148,755
2023	4,255,485	33.167	139,023	9,732	148,755	148,755	148,755
2024	4,340,595	33.167	141,804	9,926	151,730	151,730	151,730
2025	4,340,595	33.167	141,804	9,926	151,730	151,730	151,730
2026	4,427,407	33.167	144,640	10,125	154,764	154,764	154,764
2027	4,427,407	33.167	144,640	10,125	154,764	154,764	154,764
2028	4,515,955	33.167	147,532	10,327	157,860	157,860	157,860
2029	4,515,955	33.167	147,532	10,327	157,860	157,860	157,860
2030	4,606,274	33.167	150,483	10,534	161,017	161,017	161,017
2031	4,606,274	33.167	150,483	10,534	161,017	161,017	161,017
2032	4,698,399	33.167	153,493	10,744	164,237	164,237	164,237
2033	4,698,399	33.167	153,493	10,744	164,237	164,237	164,237
2034	4,792,367	33.167	156,563	10,959	167,522	167,522	167,522
2035	4,792,367	33.167	156,563	10,959	167,522	167,522	167,522
2036	4,888,215	33.167	159,694	11,179	170,872	170,872	170,872
2037	4,888,215	33.167	159,694	11,179	170,872	170,872	170,872
2038	4,985,979	33.167	162,888	11,402	174,290	174,290	174,290
2039	4,985,979	33.167	162,888	11,402	174,290	174,290	174,290
2040	5,085,699	33.167	166,146	11,630	177,776	177,776	177,776
2041	5,085,699	33.167	166,146	11,630	177,776	177,776	177,776
2042	5,187,413	33.167	169,468	11,863	181,331	181,331	181,331
2043	5,187,413	33.167	169,468	11,863	181,331	181,331	181,331
2044	5,291,161	33.167	172,858	12,100	184,958	184,958	184,958
2045	5,291,161	33.167	172,858	12,100	184,958	184,958	184,958
2046	5,396,984	33.167	176,315	12,342	188,657	188,657	188,657
2047	5,396,984	33.167	176,315	12,342	188,657	188,657	188,657
2048	5,504,924	33.167	179,841	12,589	192,430	192,430	192,430
2049	5,504,924	33.167	179,841	12,589	192,430	192,430	192,430
2050	5,615,022	33.167	183,438	12,841	196,279	196,279	196,279
2051	5,615,022	33.167	183,438	12,841	196,279	196,279	196,279
2052	5,727,323	33.167	187,107	13,097	200,204	200,204	200,204
2053	5,727,323	33.167	187,107	13,097	200,204	200,204	200,204
2054	5,841,869	33.167	190,849	13,359	204,208	204,208	204,208
2055	5,841,869	33.167	190,849	13,359	204,208	204,208	204,208
2056	5,958,706	33.167	194,666	13,627	208,293	208,293	208,293
2057	5,958,706	33.167	194,666	13,627	208,293	208,293	208,293
			6,282,372	439,766	6,722,138	6,722,138	6,722,138

**Mountain Valley Preserve Metro Districts
El Paso County, Colorado
Limited Mill General Obligation Bonds**

Cashflow Bonds

Dated Date	12/28/2018						
	Funds Available	5.75% Accrued Interest	Principal Paid	Interest Paid	Unpaid Interest	Total Paid	Principal Balance
12/28/2018	11,303						2,430,000
12/1/2019	64,450	129,246	-	64,450	64,795	64,450	2,430,000
12/1/2020	130,180	143,451	-	130,180	78,067	130,180	2,430,000
12/1/2021	145,838	144,214	-	145,838	76,442	145,838	2,430,000
12/1/2022	148,755	144,120	-	148,755	71,808	148,755	2,430,000
12/1/2023	148,755	143,854	-	148,755	66,907	148,755	2,430,000
12/1/2024	151,730	143,572	-	151,730	58,750	151,730	2,430,000
12/1/2025	151,730	143,103	-	151,730	50,123	151,730	2,430,000
12/1/2026	154,764	142,607	-	154,764	37,965	154,764	2,430,000
12/1/2027	154,764	141,908	-	154,764	25,109	154,764	2,430,000
12/1/2028	157,860	141,169	-	157,860	8,418	157,860	2,430,000
12/1/2029	157,860	140,209	9,000	148,627	-	157,627	2,421,000
12/1/2030	161,017	139,208	21,000	139,208	-	160,208	2,400,000
12/1/2031	161,017	138,000	23,000	138,000	-	161,000	2,377,000
12/1/2032	164,237	136,678	27,000	136,678	-	163,678	2,350,000
12/1/2033	164,237	135,125	29,000	135,125	-	164,125	2,321,000
12/1/2034	167,522	133,458	34,000	133,458	-	167,458	2,287,000
12/1/2035	167,522	131,503	36,000	131,503	-	167,503	2,251,000
12/1/2036	170,872	129,433	41,000	129,433	-	170,433	2,210,000
12/1/2037	170,872	127,075	43,000	127,075	-	170,075	2,167,000
12/1/2038	174,290	124,603	49,000	124,603	-	173,603	2,118,000
12/1/2039	174,290	121,785	52,000	121,785	-	173,785	2,066,000
12/1/2040	177,776	118,795	58,000	118,795	-	176,795	2,008,000
12/1/2041	177,776	115,460	62,000	115,460	-	177,460	1,946,000
12/1/2042	181,331	111,895	69,000	111,895	-	180,895	1,877,000
12/1/2043	181,331	107,928	73,000	107,928	-	180,928	1,804,000
12/1/2044	184,958	103,730	81,000	103,730	-	184,730	1,723,000
12/1/2045	184,958	99,073	85,000	99,073	-	184,073	1,638,000
12/1/2046	188,657	94,185	94,000	94,185	-	188,185	1,544,000
12/1/2047	188,657	88,780	99,000	88,780	-	187,780	1,445,000
12/1/2048	192,430	83,088	109,000	83,088	-	192,088	1,336,000
12/1/2049	192,430	76,820	115,000	76,820	-	191,820	1,221,000
12/1/2050	196,279	70,208	126,000	70,208	-	196,208	1,095,000
12/1/2051	196,279	62,963	133,000	62,963	-	195,963	962,000
12/1/2052	200,204	55,315	144,000	55,315	-	199,315	818,000
12/1/2053	200,204	47,035	153,000	47,035	-	200,035	665,000
12/1/2054	204,208	38,238	165,000	38,238	-	203,238	500,000
12/1/2055	204,208	28,750	175,000	28,750	-	203,750	325,000
12/1/2056	208,293	18,688	189,000	18,688	-	207,688	136,000
12/1/2057	208,293	7,820	136,000	7,820	-	143,820	-
		<u>4,203,085</u>	<u>2,430,000</u>	<u>4,203,085</u>		<u>6,633,085</u>	

**Mountain Valley Preserve Metro Districts
El Paso County, Colorado
Limited Mill General Obligation Bonds**

Sources/Uses

12/12/2018

Cashflow Bonds

Sources and Uses of Funds

Sources

Principal Amount of Bond Issue	2,430,000.00
	<u>2,430,000.00</u>

Uses

Project Fund	2,430,000
	<u>2,430,000.00</u>

**Mountain Valley Preserve Metro Districts
El Paso County, Colorado**

Residential Development Value

Growth Factor

2.0%

Completion Year	Assessment Year	Collection Year	St Aubyn Residential Unites		Richmond Homes Residential Units		Residential Construction Value	Assessed Value
			Homes Completed	Value per Home	Homes Completed	Value per Home		
2017	2018	2019	10	360,000			3,600,000	259,200
2018	2019	2020	45	380,000	20	380,000	24,700,000	1,778,400
2019	2020	2021	45	387,600	21	387,600	25,581,600	1,841,875
Total Units Developed			100		41		53,881,600	3,879,475

**Mountain Valley Preserve Metro Districts
El Paso County, Colorado
Limited Mill General Obligation Bonds**

Assessed Value Summary

Completion	Assessment	Tax Collection	Assessed Value - From Residential Development				Total Assessed Value
			Improved Lot	Assessed Value	Incremental	Growth Factor	
Year	Year	Year	Assessed Value	Home Sales	AV	2.00%	
			Undeveloped and Improved Lot AV Removed as Homes Built & Sold				
		2014	-	-	-	-	-
	2014	2015	-	-	-	-	-
2014	2015	2016	-	-	-	-	-
2015	2016	2017	-	-	-	-	-
2016	2017	2018	203,000	-	203,000	-	357,480
2017	2018	2019	1,142,890	259,200	1,402,090	-	1,860,450
2018	2019	2020	48,038	1,778,400	1,826,438	37,209	3,724,097
2019	2020	2021	(1,393,928)	1,841,875	447,947	-	4,172,044
2020	2021	2022	-	-	-	83,441	4,255,485
2021	2022	2023	-	-	-	-	4,255,485
2022	2023	2024	-	-	-	85,110	4,340,595
2023	2024	2025	-	-	-	-	4,340,595
2024	2025	2026	-	-	-	86,812	4,427,407
2025	2026	2027	-	-	-	-	4,427,407
2026	2027	2028	-	-	-	88,548	4,515,955
2027	2028	2029	-	-	-	-	4,515,955
2028	2029	2030	-	-	-	90,319	4,606,274
2029	2030	2031	-	-	-	-	4,606,274
2030	2031	2032	-	-	-	92,125	4,698,399
2031	2032	2033	-	-	-	-	4,698,399
2032	2033	2034	-	-	-	93,968	4,792,367
2033	2034	2035	-	-	-	-	4,792,367
2034	2035	2036	-	-	-	95,847	4,888,215
2035	2036	2037	-	-	-	-	4,888,215
2036	2037	2038	-	-	-	97,764	4,985,979
2037	2038	2039	-	-	-	-	4,985,979
2038	2039	2040	-	-	-	99,720	5,085,699
2039	2040	2041	-	-	-	-	5,085,699
2040	2041	2042	-	-	-	101,714	5,187,413
2041	2042	2043	-	-	-	-	5,187,413
2042	2043	2044	-	-	-	103,748	5,291,161
2043	2044	2045	-	-	-	-	5,291,161
2044	2045	2046	-	-	-	105,823	5,396,984
2045	2046	2047	-	-	-	-	5,396,984
2046	2047	2048	-	-	-	107,940	5,504,924
2047	2048	2049	-	-	-	-	5,504,924
2048	2049	2050	-	-	-	110,098	5,615,022
2049	2050	2051	-	-	-	-	5,615,022
2050	2051	2052	-	-	-	112,300	5,727,323
2051	2052	2053	-	-	-	-	5,727,323
2052	2053	2054	-	-	-	114,546	5,841,869
2053	2054	2055	-	-	-	-	5,841,869
2054	2055	2056	-	-	-	116,837	5,958,706
2055	2056	2057	-	-	-	-	5,958,706
2056	2057	2058	-	-	-	119,174	6,077,881
		Total	-	3,879,475	3,879,475	1,943,045	