

November 10, 2021

Waterview North Metropolitan District Nos. 1-2
Attention: Erin K. Stutz
White Bear Ankele Tanaka & Waldron Professional Corporation
2154 E. Commons Avenue, Suite 2000
Centennial, CO 80122

RE: Waterview North Metropolitan District Service Nos. 1-2 Financial Plan

We have analyzed the bonding capacity for the proposed Waterview North Metropolitan District Nos. 1-2 (together, the “Districts”). The analysis included in this document summarizes and presents information provided on behalf of CPR Entitlement, LLC (the “Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2021 market values.

1. The residential development (anticipated to be developed in Waterview North Metropolitan District No. 1) is currently contemplated to be comprised of 664 residential units that include the following unit types and average values:
 - a. Single Family: 114 units (estimated average value of \$475,000 per unit)
 - b. Townhomes: 210 units (estimated average value of \$350,000 per unit)
 - c. Duplex: 140 units (estimated average value of \$400,000 per unit)
 - d. Apartments: 200 units (estimated average value of \$200,000 per unit)
2. The commercial development (anticipated to be developed in Waterview North Metropolitan District No. 2) is estimated to include 606,000 square feet of a range of commercial development types that include the following:
 - a. Convenience Store: 10,000 square feet (estimated average value of \$200 per square foot)
 - b. Retail: 66,000 square feet (estimated average value of \$185 per square foot)
 - c. General Commercial: 60,000 square feet (estimated average value of \$150 per square foot)
 - d. Industrial: 340,000 square feet (estimated average value of \$95 per square foot)
 - e. Storage: 130,000 square feet (estimated average value of \$95 per square foot)

Bond Assumptions

1. The residential and commercial debt service mill levy target is 50 mills beginning in tax collection year 2023.

2. The District is modeled to issue limited tax general obligation bonds in December 2022. The bonds (Series 2022) are estimated to have a par of \$26,000,000 and an interest rate of 4.25%. At issuance, it is projected that the District will fund \$250,000 in costs of issuance, \$2,210,000 in capitalized interest, and \$2,159,513 in a debt service reserve from bond proceeds which constitutes 8.3% of the total 2022 bond amount. The Underwriter's discount is modeled as 2% of par for the bonds. The remaining \$20,860,487 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

Total bond revenues are dependent on the following key assumptions:

- a. Annual Specific Ownership Tax revenues are modeled at a factor of 6% to annual property tax revenues.
- b. It is projected that 99.5% of property taxes levied will be collected and available to the District.
- c. It is projected that there will be a 6% biennial inflation rate on existing residential and commercial assessed valuation.
- d. Total bond par amount results in 1.7x debt service coverage

Estimate of Revenue Projections for first 10 years

The residential debt service mill levy (50.000 mills) collection revenues over the first 10 years total \$7,741,307 plus an additional \$464,477 in specific ownership taxes associated with the debt levy, for a total of \$8,205,784. The residential operations mill levy (10.000 mills) collection revenues total \$1,548,262 plus an additional \$92,897 in specific ownership taxes associated with the operations and special purpose levy for a total of \$1,641,159.

The commercial debt service mill levy (50.000 mills) collection revenues over the first 10 years total \$7,947,233 plus an additional \$476,835 in specific ownership taxes associated with the debt levy, for a total of \$8,205,784. The commercial operations mill levy (10.000 mills) collection revenues total \$1,589,446 plus an additional \$95,368 in specific ownership taxes associated with the operations and special purpose levy for a total of \$1,684,814.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Waterview North Metropolitan District Nos. 1-2, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and maximum maturity period.

Risks Associated with the Bond Financing

Risks to Tax Payers:

- Development is slower than anticipated
- Biennial inflation on existing assessed values is less than 6%
- District imposes Maximum Debt Mill Levy as described in the Service Plan

The primary risk to tax payers is that the Districts issue bonds to finance infrastructure and then the absorption of additional property, or its valuation by the Assessor, lags modeled expectations. If that occurs, then the Districts may need to levy the Maximum Debt Mill Levy as described in the Service Plan and would not be able to reduce the levy for a longer period of time.

Risks to Bondholders:

- Development is slower than anticipated
- Biennial inflation on assessed values is less than 6%
- Assurance of the continuation of development is not assured
- Reliance on Federal Tax Code and State laws governing municipal finance and special districts

The primary risk to bondholders is the development does not occur as fast as originally projected and that the revenues generated from the Maximum Debt Mill Levy as described in the Service Plan are not sufficient to meet the Districts' financial obligations. These risks are mitigated by funding a capitalized interest and reserve fund at closing. In addition, these bonds are anticipated to be marketed only to sophisticated investors who understand the risks involved in the transaction.

Disclosures

It is contemplated that D.A. Davidson will provide investment banking services to the District in connection with its future bond financings or other borrowings. D.A. Davidson is not acting as a financial advisor to the District.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS



Laci Knowles

Managing Director, Public Finance

WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2
El Paso County, Colorado

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**GENERAL OBLIGATION BONDS, SERIES 2022**

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Service Plan

<u>Bond Assumptions</u>	<u>Series 2022</u>	<u>Total</u>
Closing Date	12/1/2022	
First Call Date	12/1/2027	
Final Maturity	12/1/2052	
 Sources of Funds		
Par Amount	26,000,000	26,000,000
Total	26,000,000	26,000,000
 Uses of Funds		
Project Fund	\$20,860,487	\$20,860,487
Debt Service Reserve	2,159,513	2,159,513
Capitalized Interest	2,210,000	2,210,000
Costs of Issuance	770,000	770,000
Total	26,000,000	26,000,000
 Bond Features		
Projected Coverage at Mill Levy Cap	170x	
Tax Status	Tax-Exempt	
Rating	Non-Rated	
Average Coupon	4.250%	
Annual Trustee Fee	\$4,000	
 Biennial Reassessment		
Residential	6.00%	
Commercial	6.00%	
 Taxing Authority Assumptions		
 Metropolitan District Revenue		
Residential Assessment Ratio		
<i>Service Plan Gallagherization Base</i>	7.15%	
<i>Current Assumption</i>	7.15%	
Debt Service Mills		
<i>Service Plan Mill Levy Cap</i>	50.000	
<i>Maximum Adjusted Cap</i>	50.000	
<i>Target Mill Levy - MD#1</i>	50.000	
<i>Target Mill Levy - MD#2</i>	50.000	
Specific Ownership Taxes	6.00%	
County Treasurer Fee	1.50%	

**WATERVIEW NORTH METROPOLITAN DISTRICT #1 (Residential)
Development Summary**

	Residential								Total Residential
	Single Family Residential	Townhomes	Duplex	Apartments	Product 5	Product 6	Product 7	Product 8	
Statutory Actual Value (2021)	\$475,000	\$350,000	\$400,000	\$200,000	\$	\$	\$	\$	
2020	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-
2022	57	40	40	50	-	-	-	-	187
2023	57	85	50	150	-	-	-	-	342
2024	-	85	50	-	-	-	-	-	135
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	114	210	140	200	-	-	-	-	664
Total Statutory Actual Value	\$54,150,000	\$73,500,000	\$56,000,000	\$40,000,000	\$	\$	\$	\$	\$223,650,000

WATERVIEW NORTH METROPOLITAN DISTRICT #1 (Residential)
Assessed Value Calculation

	Vacant Land		Residential				Total
	Cumulative Statutory Actual Value ¹	Assessed Value in Collection Year (2-year lag)	Total Residential Units	Biennial Reassessment	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)
		29.00%		6.00%		7.15%	
2019	0		0		0		
2020	0		0	0	0		
2021	6,707,500	0	0		0	0	0
2022	10,682,500	0	137	0	68,416,500	0	0
2023	4,975,000	1,945,175	192		179,557,230	0	1,945,175
2024	0	3,097,925	135	10,773,434	243,125,762	4,891,780	7,989,705
2025	0	1,442,750	0		243,125,762	12,838,342	14,281,092
2026	0	0	0	14,587,546	257,713,308	17,383,492	17,383,492
2027	0	0	0		257,713,308	17,383,492	17,383,492
2028	0	0	0	15,462,798	273,176,106	18,426,501	18,426,501
2029	0	0	0		273,176,106	18,426,501	18,426,501
2030	0	0	0	16,390,566	289,566,672	19,532,092	19,532,092
2031	0	0	0		289,566,672	19,532,092	19,532,092
2032	0	0	0	17,374,000	306,940,673	20,704,017	20,704,017
2033	0	0	0		306,940,673	20,704,017	20,704,017
2034	0	0	0	18,416,440	325,357,113	21,946,258	21,946,258
2035	0	0	0		325,357,113	21,946,258	21,946,258
2036	0	0	0	19,521,427	344,878,540	23,263,034	23,263,034
2037	0	0	0		344,878,540	23,263,034	23,263,034
2038	0	0	0	20,692,712	365,571,252	24,658,816	24,658,816
2039	0	0	0		365,571,252	24,658,816	24,658,816
2040	0	0	0	21,934,275	387,505,527	26,138,345	26,138,345
2041	0	0	0		387,505,527	26,138,345	26,138,345
2042	0	0	0	23,250,332	410,755,859	27,706,645	27,706,645
2043	0	0	0		410,755,859	27,706,645	27,706,645
2044	0	0	0	24,645,352	435,401,210	29,369,044	29,369,044
2045	0	0	0		435,401,210	29,369,044	29,369,044
2046	0	0	0	26,124,073	461,525,283	31,131,187	31,131,187
2047	0	0	0		461,525,283	31,131,187	31,131,187
2048	0	0	0	27,691,517	489,216,800	32,999,058	32,999,058
2049	0	0	0		489,216,800	32,999,058	32,999,058
2050	0	0	0	29,353,008	518,569,808	34,979,001	34,979,001
2051	0	0	0		518,569,808	34,979,001	34,979,001
2052	0	0	0	31,114,188	549,683,997	37,077,741	37,077,741
Total			464	317,331,669			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

WATERVIEW NORTH METROPOLITAN DISTRICT #1 (Residential)
Revenue Calculation

	District Mill Levy Revenue				Expenses	Total
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	County Treasurer	Revenue Available
	in Collection Year		Collections	Taxes	Fee	for Debt Service
	(2-year lag)	50.000 Cap 50.000 Target	99.5%	6.00%	1.50%	
2019						
2020						
2021	0	0.000	0	0	0	0
2022	0	0.000	0	0	0	0
2023	1,945,175	50.000	96,772	5,806	(1,452)	101,127
2024	7,989,705	50.000	397,488	23,849	(5,962)	415,375
2025	14,281,092	50.000	710,484	42,629	(10,657)	742,456
2026	17,383,492	50.000	864,829	51,890	(12,972)	903,746
2027	17,383,492	50.000	864,829	51,890	(12,972)	903,746
2028	18,426,501	50.000	916,718	55,003	(13,751)	957,971
2029	18,426,501	50.000	916,718	55,003	(13,751)	957,971
2030	19,532,092	50.000	971,722	58,303	(14,576)	1,015,449
2031	19,532,092	50.000	971,722	58,303	(14,576)	1,015,449
2032	20,704,017	50.000	1,030,025	61,801	(15,450)	1,076,376
2033	20,704,017	50.000	1,030,025	61,801	(15,450)	1,076,376
2034	21,946,258	50.000	1,091,826	65,510	(16,377)	1,140,959
2035	21,946,258	50.000	1,091,826	65,510	(16,377)	1,140,959
2036	23,263,034	50.000	1,157,336	69,440	(17,360)	1,209,416
2037	23,263,034	50.000	1,157,336	69,440	(17,360)	1,209,416
2038	24,658,816	50.000	1,226,776	73,607	(18,402)	1,281,981
2039	24,658,816	50.000	1,226,776	73,607	(18,402)	1,281,981
2040	26,138,345	50.000	1,300,383	78,023	(19,506)	1,358,900
2041	26,138,345	50.000	1,300,383	78,023	(19,506)	1,358,900
2042	27,706,645	50.000	1,378,406	82,704	(20,676)	1,440,434
2043	27,706,645	50.000	1,378,406	82,704	(20,676)	1,440,434
2044	29,369,044	50.000	1,461,110	87,667	(21,917)	1,526,860
2045	29,369,044	50.000	1,461,110	87,667	(21,917)	1,526,860
2046	31,131,187	50.000	1,548,777	92,927	(23,232)	1,618,471
2047	31,131,187	50.000	1,548,777	92,927	(23,232)	1,618,471
2048	32,999,058	50.000	1,641,703	98,502	(24,626)	1,715,580
2049	32,999,058	50.000	1,641,703	98,502	(24,626)	1,715,580
2050	34,979,001	50.000	1,740,205	104,412	(26,103)	1,818,515
2051	34,979,001	50.000	1,740,205	104,412	(26,103)	1,818,515
2052	37,077,741	50.000	1,844,618	110,677	(27,669)	1,927,625
Total			35,708,992	2,142,540	(535,635)	37,315,897

WATERVIEW NORTH METROPOLITAN DISTRICT #1 (Residential)
Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value	Operations	Ops Mill Levy	Specific Ownership	County Treasurer	Revenue Available	Total
	in Collection Year (2-year lag)	Mill Levy 10.000 Target	Collections	Taxes 6%	Fee 1.50%	for Operations	District Mills
2019							
2020							
2021	0	0.000	0	0	0	0	0.000
2022	0	0.000	0	0	0	0	0.000
2023	1,945,175	10.000	19,354	1,161	(308)	20,208	60.000
2024	7,989,705	10.000	79,498	4,770	(1,264)	83,003	60.000
2025	14,281,092	10.000	142,097	8,526	(2,259)	148,363	60.000
2026	17,383,492	10.000	172,966	10,378	(2,750)	180,594	60.000
2027	17,383,492	10.000	172,966	10,378	(2,750)	180,594	60.000
2028	18,426,501	10.000	183,344	11,001	(2,915)	191,429	60.000
2029	18,426,501	10.000	183,344	11,001	(2,915)	191,429	60.000
2030	19,532,092	10.000	194,344	11,661	(3,090)	202,915	60.000
2031	19,532,092	10.000	194,344	11,661	(3,090)	202,915	60.000
2032	20,704,017	10.000	206,005	12,360	(3,275)	215,090	60.000
2033	20,704,017	10.000	206,005	12,360	(3,275)	215,090	60.000
2034	21,946,258	10.000	218,365	13,102	(3,472)	227,995	60.000
2035	21,946,258	10.000	218,365	13,102	(3,472)	227,995	60.000
2036	23,263,034	10.000	231,467	13,888	(3,680)	241,675	60.000
2037	23,263,034	10.000	231,467	13,888	(3,680)	241,675	60.000
2038	24,658,816	10.000	245,355	14,721	(3,901)	256,175	60.000
2039	24,658,816	10.000	245,355	14,721	(3,901)	256,175	60.000
2040	26,138,345	10.000	260,077	15,605	(4,135)	271,546	60.000
2041	26,138,345	10.000	260,077	15,605	(4,135)	271,546	60.000
2042	27,706,645	10.000	275,681	16,541	(4,383)	287,839	60.000
2043	27,706,645	10.000	275,681	16,541	(4,383)	287,839	60.000
2044	29,369,044	10.000	292,222	17,533	(4,646)	305,109	60.000
2045	29,369,044	10.000	292,222	17,533	(4,646)	305,109	60.000
2046	31,131,187	10.000	309,755	18,585	(4,925)	323,416	60.000
2047	31,131,187	10.000	309,755	18,585	(4,925)	323,416	60.000
2048	32,999,058	10.000	328,341	19,700	(5,221)	342,820	60.000
2049	32,999,058	10.000	328,341	19,700	(5,221)	342,820	60.000
2050	34,979,001	10.000	348,041	20,882	(5,534)	363,390	60.000
2051	34,979,001	10.000	348,041	20,882	(5,534)	363,390	60.000
2052	37,077,741	10.000	368,924	22,135	(5,866)	385,193	60.000
Total			7,141,798	428,508	(113,555)	7,456,752	

**WATERVIEW NORTH METROPOLITAN DISTRICT #2 (Commercial)
Development Summary**

	Commercial								Total Commercial
	C-Store	Retail	Commercial	Industrial	Storage	Product F	Product G	Product H	
Statutory Actual Value (2021)	\$200	\$185	\$150	\$95	\$95	\$	\$	\$	
2020	-	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-
2023	5,000	6,000	20,000	240,000	-	-	-	-	271,000
2024	5,000	20,000	20,000	100,000	-	-	-	-	145,000
2025	-	20,000	20,000	-	60,000	-	-	-	100,000
2026	-	20,000	-	-	70,000	-	-	-	90,000
2027	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
Total Units	10,000	66,000	60,000	340,000	130,000	-	-	-	606,000
Total Statutory Actual Value	\$2,000,000	\$12,210,000	\$9,000,000	\$32,300,000	\$12,350,000	\$	\$	\$	\$67,860,000

WATERVIEW NORTH METROPOLITAN DISTRICT #2 (Commercial)
Assessed Value Calculation

	Vacant Land		Commercial				Total
	Cumulative Statutory Actual Value ¹	Assessed Value in Collection Year (2-year lag)	Total Commercial SF	Biennial Reassessment	Cumulative Statutory Actual Value	Assessed Value in Collection Year (2-year lag)	Assessed Value in Collection Year (2-year lag)
		29.00%		6.00%		29.00%	
2019	0		0		0		
2020	0		0	0	0		
2021	0	0	0		0	0	0
2022	2,791,000	0	0	0	0	0	0
2023	1,720,000	0	271,000		28,994,731	0	0
2024	1,240,000	809,390	145,000	1,739,684	48,841,930	0	809,390
2025	1,035,000	498,800	100,000		62,109,324	8,408,472	8,907,272
2026	0	359,600	90,000	3,726,559	77,066,758	14,164,160	14,523,760
2027	0	300,150	0		77,066,758	18,011,704	18,311,854
2028	0	0	0	4,624,005	81,690,764	22,349,360	22,349,360
2029	0	0	0		81,690,764	22,349,360	22,349,360
2030	0	0	0	4,901,446	86,592,209	23,690,321	23,690,321
2031	0	0	0		86,592,209	23,690,321	23,690,321
2032	0	0	0	5,195,533	91,787,742	25,111,741	25,111,741
2033	0	0	0		91,787,742	25,111,741	25,111,741
2034	0	0	0	5,507,265	97,295,007	26,618,445	26,618,445
2035	0	0	0		97,295,007	26,618,445	26,618,445
2036	0	0	0	5,837,700	103,132,707	28,215,552	28,215,552
2037	0	0	0		103,132,707	28,215,552	28,215,552
2038	0	0	0	6,187,962	109,320,669	29,908,485	29,908,485
2039	0	0	0		109,320,669	29,908,485	29,908,485
2040	0	0	0	6,559,240	115,879,910	31,702,994	31,702,994
2041	0	0	0		115,879,910	31,702,994	31,702,994
2042	0	0	0	6,952,795	122,832,704	33,605,174	33,605,174
2043	0	0	0		122,832,704	33,605,174	33,605,174
2044	0	0	0	7,369,962	130,202,666	35,621,484	35,621,484
2045	0	0	0		130,202,666	35,621,484	35,621,484
2046	0	0	0	7,812,160	138,014,826	37,758,773	37,758,773
2047	0	0	0		138,014,826	37,758,773	37,758,773
2048	0	0	0	8,280,890	146,295,716	40,024,300	40,024,300
2049	0	0	0		146,295,716	40,024,300	40,024,300
2050	0	0	0	8,777,743	155,073,459	42,425,758	42,425,758
2051	0	0	0		155,073,459	42,425,758	42,425,758
2052	0	0	0	9,304,408	164,377,866	44,971,303	44,971,303
Total			606,000	92,777,352			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

WATERVIEW NORTH METROPOLITAN DISTRICT #2 (Commercial)
Revenue Calculation

	District Mill Levy Revenue				Expenses	Total
	Assessed Value	Debt Mill Levy	Debt Mill Levy	Specific Ownership	County Treasurer	Revenue Available
	in Collection Year		Collections	Taxes	Fee	for Debt Service
	(2-year lag)	50.000 Cap 50.000 Target	99.5%	6.00%	1.50%	
2019						
2020						
2021	0	0.000	0	0	0	0
2022	0	0.000	0	0	0	0
2023	0	0.000	0	0	0	0
2024	809,390	50.000	40,267	2,416	(604)	42,079
2025	8,907,272	50.000	443,137	26,588	(6,647)	463,078
2026	14,523,760	50.000	722,557	43,353	(10,838)	755,072
2027	18,311,854	50.000	911,015	54,661	(13,665)	952,010
2028	22,349,360	50.000	1,111,881	66,713	(16,678)	1,161,915
2029	22,349,360	50.000	1,111,881	66,713	(16,678)	1,161,915
2030	23,690,321	50.000	1,178,593	70,716	(17,679)	1,231,630
2031	23,690,321	50.000	1,178,593	70,716	(17,679)	1,231,630
2032	25,111,741	50.000	1,249,309	74,959	(18,740)	1,305,528
2033	25,111,741	50.000	1,249,309	74,959	(18,740)	1,305,528
2034	26,618,445	50.000	1,324,268	79,456	(19,864)	1,383,860
2035	26,618,445	50.000	1,324,268	79,456	(19,864)	1,383,860
2036	28,215,552	50.000	1,403,724	84,223	(21,056)	1,466,891
2037	28,215,552	50.000	1,403,724	84,223	(21,056)	1,466,891
2038	29,908,485	50.000	1,487,947	89,277	(22,319)	1,554,905
2039	29,908,485	50.000	1,487,947	89,277	(22,319)	1,554,905
2040	31,702,994	50.000	1,577,224	94,633	(23,658)	1,648,199
2041	31,702,994	50.000	1,577,224	94,633	(23,658)	1,648,199
2042	33,605,174	50.000	1,671,857	100,311	(25,078)	1,747,091
2043	33,605,174	50.000	1,671,857	100,311	(25,078)	1,747,091
2044	35,621,484	50.000	1,772,169	106,330	(26,583)	1,851,916
2045	35,621,484	50.000	1,772,169	106,330	(26,583)	1,851,916
2046	37,758,773	50.000	1,878,499	112,710	(28,177)	1,963,031
2047	37,758,773	50.000	1,878,499	112,710	(28,177)	1,963,031
2048	40,024,300	50.000	1,991,209	119,473	(29,868)	2,080,813
2049	40,024,300	50.000	1,991,209	119,473	(29,868)	2,080,813
2050	42,425,758	50.000	2,110,681	126,641	(31,660)	2,205,662
2051	42,425,758	50.000	2,110,681	126,641	(31,660)	2,205,662
2052	44,971,303	50.000	2,237,322	134,239	(33,560)	2,338,002
Total			<u>41,869,021</u>	<u>2,512,141</u>	<u>(628,035)</u>	<u>43,753,126</u>

WATERVIEW NORTH METROPOLITAN DISTRICT #2 (Commercial)
Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value	Operations	Ops Mill Levy	Specific Ownership	County Treasurer	Revenue Available	Total
	in Collection Year (2-year lag)	Mill Levy 10.000 Target	Collections	Taxes 6%	Fee 1.50%	for Operations	District Mills
2019							
2020							
2021	0	0.000	0	0	0	0	0.000
2022	0	0.000	0	0	0	0	0.000
2023	0	0.000	0	0	0	0	0.000
2024	809,390	10.000	8,053	483	(128)	8,409	60.000
2025	8,907,272	10.000	88,627	5,318	(1,409)	92,536	60.000
2026	14,523,760	10.000	144,511	8,671	(2,298)	150,884	60.000
2027	18,311,854	10.000	182,203	10,932	(2,897)	190,238	60.000
2028	22,349,360	10.000	222,376	13,343	(3,536)	232,183	60.000
2029	22,349,360	10.000	222,376	13,343	(3,536)	232,183	60.000
2030	23,690,321	10.000	235,719	14,143	(3,748)	246,114	60.000
2031	23,690,321	10.000	235,719	14,143	(3,748)	246,114	60.000
2032	25,111,741	10.000	249,862	14,992	(3,973)	260,881	60.000
2033	25,111,741	10.000	249,862	14,992	(3,973)	260,881	60.000
2034	26,618,445	10.000	264,854	15,891	(4,211)	276,534	60.000
2035	26,618,445	10.000	264,854	15,891	(4,211)	276,534	60.000
2036	28,215,552	10.000	280,745	16,845	(4,464)	293,126	60.000
2037	28,215,552	10.000	280,745	16,845	(4,464)	293,126	60.000
2038	29,908,485	10.000	297,589	17,855	(4,732)	310,713	60.000
2039	29,908,485	10.000	297,589	17,855	(4,732)	310,713	60.000
2040	31,702,994	10.000	315,445	18,927	(5,016)	329,356	60.000
2041	31,702,994	10.000	315,445	18,927	(5,016)	329,356	60.000
2042	33,605,174	10.000	334,371	20,062	(5,317)	349,117	60.000
2043	33,605,174	10.000	334,371	20,062	(5,317)	349,117	60.000
2044	35,621,484	10.000	354,434	21,266	(5,635)	370,064	60.000
2045	35,621,484	10.000	354,434	21,266	(5,635)	370,064	60.000
2046	37,758,773	10.000	375,700	22,542	(5,974)	392,268	60.000
2047	37,758,773	10.000	375,700	22,542	(5,974)	392,268	60.000
2048	40,024,300	10.000	398,242	23,895	(6,332)	415,804	60.000
2049	40,024,300	10.000	398,242	23,895	(6,332)	415,804	60.000
2050	42,425,758	10.000	422,136	25,328	(6,712)	440,752	60.000
2051	42,425,758	10.000	422,136	25,328	(6,712)	440,752	60.000
2052	44,971,303	10.000	447,464	26,848	(7,115)	467,198	60.000
Total			8,373,804	502,428	(133,143)	8,743,089	



WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2
Combined District Revenues

	MD#1 Available Revenue	MD#2 Available Revenue	Total Available Revenue	Expenses Annual Trustee Fee \$7,000	Total Revenue Available for Debt Service
2019					
2020					
2021	0	0	0	0	0
2022	0	0	0	0	0
2023	101,127	0	101,127	(7,000)	94,127
2024	415,375	42,079	457,454	(7,000)	450,454
2025	742,456	463,078	1,205,534	(7,000)	1,198,534
2026	903,746	755,072	1,658,818	(7,000)	1,651,818
2027	903,746	952,010	1,855,756	(7,000)	1,848,756
2028	957,971	1,161,915	2,119,886	(7,000)	2,112,886
2029	957,971	1,161,915	2,119,886	(7,000)	2,112,886
2030	1,015,449	1,231,630	2,247,079	(7,000)	2,240,079
2031	1,015,449	1,231,630	2,247,079	(7,000)	2,240,079
2032	1,076,376	1,305,528	2,381,904	(7,000)	2,374,904
2033	1,076,376	1,305,528	2,381,904	(7,000)	2,374,904
2034	1,140,959	1,383,860	2,524,818	(7,000)	2,517,818
2035	1,140,959	1,383,860	2,524,818	(7,000)	2,517,818
2036	1,209,416	1,466,891	2,676,307	(7,000)	2,669,307
2037	1,209,416	1,466,891	2,676,307	(7,000)	2,669,307
2038	1,281,981	1,554,905	2,836,886	(7,000)	2,829,886
2039	1,281,981	1,554,905	2,836,886	(7,000)	2,829,886
2040	1,358,900	1,648,199	3,007,099	(7,000)	3,000,099
2041	1,358,900	1,648,199	3,007,099	(7,000)	3,000,099
2042	1,440,434	1,747,091	3,187,525	(7,000)	3,180,525
2043	1,440,434	1,747,091	3,187,525	(7,000)	3,180,525
2044	1,526,860	1,851,916	3,378,776	(7,000)	3,371,776
2045	1,526,860	1,851,916	3,378,776	(7,000)	3,371,776
2046	1,618,471	1,963,031	3,581,503	(7,000)	3,574,503
2047	1,618,471	1,963,031	3,581,503	(7,000)	3,574,503
2048	1,715,580	2,080,813	3,796,393	(7,000)	3,789,393
2049	1,715,580	2,080,813	3,796,393	(7,000)	3,789,393
2050	1,818,515	2,205,662	4,024,177	(7,000)	4,017,177
2051	1,818,515	2,205,662	4,024,177	(7,000)	4,017,177
2052	1,927,625	2,338,002	4,265,627	(7,000)	4,258,627
Total	37,315,897	43,753,126	81,069,023	(210,000)	80,859,023



WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2

Senior Debt Service

	Total Revenue Available for Debt Service	Net Debt Service		Senior Surplus Fund			Ratio Analysis	
		Series 2022		Annual Surplus	Cumulative Balance \$2,600,000 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
		Dated: 12/1/22	Par: \$26,000,000					
		Proj: \$20,860,487						
2019								
2020								
2021	0							
2022	0	0	0	0	0	0	n/a	n/a
2023	94,127	0	0	94,127	94,127	0	1337%	n/a
2024	450,454	0	0	450,454	544,581	0	295%	n/a
2025	1,198,534	1,105,000	93,534	93,534	638,115	0	112%	108%
2026	1,651,818	1,105,000	546,818	1,184,933	0	0	81%	149%
2027	1,848,756	1,105,000	743,756	1,928,690	0	0	73%	167%
2028	2,112,886	1,235,000	877,886	2,600,000	206,576	206,576	64%	171%
2029	2,112,886	1,234,475	878,411	2,600,000	878,411	878,411	63%	171%
2030	2,240,079	1,308,738	931,342	2,600,000	931,342	931,342	60%	171%
2031	2,240,079	1,309,600	930,479	2,600,000	930,479	930,479	59%	171%
2032	2,374,904	1,385,038	989,866	2,600,000	989,866	989,866	55%	171%
2033	2,374,904	1,386,863	988,041	2,600,000	988,041	988,041	55%	171%
2034	2,517,818	1,468,050	1,049,768	2,600,000	1,049,768	1,049,768	51%	172%
2035	2,517,818	1,470,200	1,047,618	2,600,000	1,047,618	1,047,618	50%	171%
2036	2,669,307	1,556,500	1,112,807	2,600,000	1,112,807	1,112,807	46%	171%
2037	2,669,307	1,558,338	1,110,970	2,600,000	1,110,970	1,110,970	45%	171%
2038	2,829,886	1,654,113	1,175,773	2,600,000	1,175,773	1,175,773	42%	171%
2039	2,829,886	1,649,788	1,180,098	2,600,000	1,180,098	1,180,098	40%	172%
2040	3,000,099	1,749,400	1,250,699	2,600,000	1,250,699	1,250,699	37%	171%
2041	3,000,099	1,753,488	1,246,611	2,600,000	1,246,611	1,246,611	35%	171%
2042	3,180,525	1,855,875	1,324,650	2,600,000	1,324,650	1,324,650	32%	171%
2043	3,180,525	1,857,313	1,323,212	2,600,000	1,323,212	1,323,212	30%	171%
2044	3,371,776	1,966,838	1,404,939	2,600,000	1,404,939	1,404,939	27%	171%
2045	3,371,776	1,969,775	1,402,001	2,600,000	1,402,001	1,402,001	25%	171%
2046	3,574,503	2,085,375	1,489,128	2,600,000	1,489,128	1,489,128	22%	171%
2047	3,574,503	2,088,750	1,485,753	2,600,000	1,485,753	1,485,753	20%	171%
2048	3,789,393	2,209,363	1,580,031	2,600,000	1,580,031	1,580,031	16%	172%
2049	3,789,393	2,212,113	1,577,281	2,600,000	1,577,281	1,577,281	14%	171%
2050	4,017,177	2,346,675	1,670,502	2,600,000	1,670,502	1,670,502	11%	171%
2051	4,017,177	2,347,313	1,669,864	2,600,000	1,669,864	1,669,864	8%	171%
2052	4,258,627	2,484,824	1,773,803	0	4,373,803	4,373,803	5%	171%
Total	80,859,023	47,458,799	33,400,224	33,400,224	33,400,224	33,400,224		

SOURCES AND USES OF FUNDS

**WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2022
Combined District Revenues
Non-Rated, \$26.00M Par, 30-yr. Maturity
(SERVICE PLAN)**

Dated Date 12/01/2022
Delivery Date 12/01/2022

Sources:

Bond Proceeds:	
Par Amount	26,000,000.00
	26,000,000.00

Uses:

Project Fund Deposits:	
Project Fund	20,860,486.98
Other Fund Deposits:	
Capitalized Interest Fund	2,210,000.00
Debt Service Reserve Fund	2,159,513.02
	4,369,513.02
Cost of Issuance:	
Cost of Issuance	250,000.00
Underwriter's Discount:	
Underwriter's Discount	520,000.00
	26,000,000.00

BOND SUMMARY STATISTICS

WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2022
Combined District Revenues
Non-Rated, \$26.000M Par, 30-yr. Maturity
(SERVICE PLAN)

Dated Date	12/01/2022
Delivery Date	12/01/2022
First Coupon	06/01/2023
Last Maturity	12/01/2052
Arbitrage Yield	4.250000%
True Interest Cost (TIC)	4.390681%
Net Interest Cost (NIC)	4.250000%
All-In TIC	4.459761%
Average Coupon	4.250000%
Average Life (years)	23.374
Weighted Average Maturity (years)	23.374
Duration of Issue (years)	14.616
Par Amount	26,000,000.00
Bond Proceeds	26,000,000.00
Total Interest	25,828,312.50
Net Interest	26,348,312.50
Bond Years from Dated Date	607,725,000.00
Bond Years from Delivery Date	607,725,000.00
Total Debt Service	51,828,312.50
Maximum Annual Debt Service	4,644,337.50
Average Annual Debt Service	1,727,610.42
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2052	26,000,000.00	100.000	4.250%	23.374	04/16/2046	43,940.00
	26,000,000.00			23.374		43,940.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	26,000,000.00	26,000,000.00	26,000,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-520,000.00	-520,000.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	25,480,000.00	25,230,000.00	26,000,000.00
Target Date	12/01/2022	12/01/2022	12/01/2022
Yield	4.390681%	4.459761%	4.250000%

NET DEBT SERVICE

**WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2
EL PASO COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2022
Combined District Revenues
Non-Rated, \$26.00M Par, 30-yr. Maturity
(SERVICE PLAN)**

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2023		1,105,000.00	1,105,000.00		1,105,000	
12/01/2024		1,105,000.00	1,105,000.00		1,105,000	
12/01/2025		1,105,000.00	1,105,000.00			1,105,000.00
12/01/2026		1,105,000.00	1,105,000.00			1,105,000.00
12/01/2027		1,105,000.00	1,105,000.00			1,105,000.00
12/01/2028	130,000	1,105,000.00	1,235,000.00			1,235,000.00
12/01/2029	135,000	1,099,475.00	1,234,475.00			1,234,475.00
12/01/2030	215,000	1,093,737.50	1,308,737.50			1,308,737.50
12/01/2031	225,000	1,084,600.00	1,309,600.00			1,309,600.00
12/01/2032	310,000	1,075,037.50	1,385,037.50			1,385,037.50
12/01/2033	325,000	1,061,862.50	1,386,862.50			1,386,862.50
12/01/2034	420,000	1,048,050.00	1,468,050.00			1,468,050.00
12/01/2035	440,000	1,030,200.00	1,470,200.00			1,470,200.00
12/01/2036	545,000	1,011,500.00	1,556,500.00			1,556,500.00
12/01/2037	570,000	988,337.50	1,558,337.50			1,558,337.50
12/01/2038	690,000	964,112.50	1,654,112.50			1,654,112.50
12/01/2039	715,000	934,787.50	1,649,787.50			1,649,787.50
12/01/2040	845,000	904,400.00	1,749,400.00			1,749,400.00
12/01/2041	885,000	868,487.50	1,753,487.50			1,753,487.50
12/01/2042	1,025,000	830,875.00	1,855,875.00			1,855,875.00
12/01/2043	1,070,000	787,312.50	1,857,312.50			1,857,312.50
12/01/2044	1,225,000	741,837.50	1,966,837.50			1,966,837.50
12/01/2045	1,280,000	689,775.00	1,969,775.00			1,969,775.00
12/01/2046	1,450,000	635,375.00	2,085,375.00			2,085,375.00
12/01/2047	1,515,000	573,750.00	2,088,750.00			2,088,750.00
12/01/2048	1,700,000	509,362.50	2,209,362.50			2,209,362.50
12/01/2049	1,775,000	437,112.50	2,212,112.50			2,212,112.50
12/01/2050	1,985,000	361,675.00	2,346,675.00			2,346,675.00
12/01/2051	2,070,000	277,312.50	2,347,312.50			2,347,312.50
12/01/2052	4,455,000	189,337.50	4,644,337.50	2,159,513.02		2,484,824.48
	26,000,000	25,828,312.50	51,828,312.50	2,159,513.02	2,210,000	47,458,799.48

BOND SOLUTION

WATERVIEW NORTH METROPOLITAN DISTRICTS Nos. 1-2 EL PASO COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2022 Combined District Revenues Non-Rated, \$26.00M Par, 30-yr. Maturity (SERVICE PLAN)

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| Period Ending | Proposed Principal | Proposed Debt Service | Debt Service Adjustments | Total Adj Debt Service | Revenue Constraints | Unused Revenues | Debt Serv Coverage |
|---------------|--------------------|-----------------------|--------------------------|------------------------|---------------------|-----------------|--------------------|
| 12/01/2023    |                    | 1,105,000             | -1,105,000               |                        | 94,127              | 94,127          |                    |
| 12/01/2024    |                    | 1,105,000             | -1,105,000               |                        | 450,454             | 450,454         |                    |
| 12/01/2025    |                    | 1,105,000             |                          | 1,105,000              | 1,198,534           | 93,534          | 108.46462%         |
| 12/01/2026    |                    | 1,105,000             |                          | 1,105,000              | 1,651,818           | 546,818         | 149.48580%         |
| 12/01/2027    |                    | 1,105,000             |                          | 1,105,000              | 1,848,756           | 743,756         | 167.30827%         |
| 12/01/2028    | 130,000            | 1,235,000             |                          | 1,235,000              | 2,112,886           | 877,886         | 171.08389%         |
| 12/01/2029    | 135,000            | 1,234,475             |                          | 1,234,475              | 2,112,886           | 878,411         | 171.15665%         |
| 12/01/2030    | 215,000            | 1,308,738             |                          | 1,308,738              | 2,240,079           | 931,342         | 171.16337%         |
| 12/01/2031    | 225,000            | 1,309,600             |                          | 1,309,600              | 2,240,079           | 930,479         | 171.05064%         |
| 12/01/2032    | 310,000            | 1,385,038             |                          | 1,385,038              | 2,374,904           | 989,866         | 171.46857%         |
| 12/01/2033    | 325,000            | 1,386,863             |                          | 1,386,863              | 2,374,904           | 988,041         | 171.24293%         |
| 12/01/2034    | 420,000            | 1,468,050             |                          | 1,468,050              | 2,517,818           | 1,049,768       | 171.50766%         |
| 12/01/2035    | 440,000            | 1,470,200             |                          | 1,470,200              | 2,517,818           | 1,047,618       | 171.25685%         |
| 12/01/2036    | 545,000            | 1,556,500             |                          | 1,556,500              | 2,669,307           | 1,112,807       | 171.49421%         |
| 12/01/2037    | 570,000            | 1,558,338             |                          | 1,558,338              | 2,669,307           | 1,110,970       | 171.29199%         |
| 12/01/2038    | 690,000            | 1,654,113             |                          | 1,654,113              | 2,829,886           | 1,175,773       | 171.08182%         |
| 12/01/2039    | 715,000            | 1,649,788             |                          | 1,649,788              | 2,829,886           | 1,180,098       | 171.53032%         |
| 12/01/2040    | 845,000            | 1,749,400             |                          | 1,749,400              | 3,000,099           | 1,250,699       | 171.49302%         |
| 12/01/2041    | 885,000            | 1,753,488             |                          | 1,753,488              | 3,000,099           | 1,246,611       | 171.09326%         |
| 12/01/2042    | 1,025,000          | 1,855,875             |                          | 1,855,875              | 3,180,525           | 1,324,650       | 171.37603%         |
| 12/01/2043    | 1,070,000          | 1,857,313             |                          | 1,857,313              | 3,180,525           | 1,323,212       | 171.24339%         |
| 12/01/2044    | 1,225,000          | 1,966,838             |                          | 1,966,838              | 3,371,776           | 1,404,939       | 171.43136%         |
| 12/01/2045    | 1,280,000          | 1,969,775             |                          | 1,969,775              | 3,371,776           | 1,402,001       | 171.17571%         |
| 12/01/2046    | 1,450,000          | 2,085,375             |                          | 2,085,375              | 3,574,503           | 1,489,128       | 171.40816%         |
| 12/01/2047    | 1,515,000          | 2,088,750             |                          | 2,088,750              | 3,574,503           | 1,485,753       | 171.13120%         |
| 12/01/2048    | 1,700,000          | 2,209,363             |                          | 2,209,363              | 3,789,393           | 1,580,031       | 171.51523%         |
| 12/01/2049    | 1,775,000          | 2,212,113             |                          | 2,212,113              | 3,789,393           | 1,577,281       | 171.30201%         |
| 12/01/2050    | 1,985,000          | 2,346,675             |                          | 2,346,675              | 4,017,177           | 1,670,502       | 171.18590%         |
| 12/01/2051    | 2,070,000          | 2,347,313             |                          | 2,347,313              | 4,017,177           | 1,669,864       | 171.13941%         |
| 12/01/2052    | 4,455,000          | 4,644,338             | -2,159,513               | 2,484,824              | 4,258,627           | 1,773,803       | 171.38544%         |
|               | 26,000,000         | 51,828,313            | -4,369,513               | 47,458,799             | 80,859,023          | 33,400,224      |                    |