

**TRIVIEW METROPOLITAN DISTRICT NO. 3**

**AMENDED AND RESTATED SERVICE PLAN**

**TOWN OF MONUMENT  
EL PASO COUNTY, COLORADO**

**AS APPROVED BY THE TOWN BOARD OF TRUSTEES**

**Date: \_\_\_\_\_**

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## EXECUTIVE SUMMARY

The following is a summary of general information regarding the District provided for the convenience of the reviewers of this Service Plan. Please note that the following information is subject in all respects to the more complete descriptions contained elsewhere in this Service Plan.

District:	Triview Metropolitan District No. 3 (the “District”)
Description of Development:	Approximately 428 acres in the Town of Monument, to consist of residential uses.
Proposed Improvements to be Financed:	Water; sanitation; storm drainage; detention ponds; roadways and streets, including but not limited to Ranch Pointe Road, Higby Road, and Jackson Creek Parkway; park and recreation; traffic and safety control; television relay and translator; signage; monumentation; landscaping; and transportation facilities and improvements
Proposed Ongoing Services:	Maintenance of Public Improvements
Total Cost of Improvements:	Approximately Thirty-Five Million Dollars (\$35,000,000)
Maximum Debt Authorization:	Eighteen Million Dollars (\$18,000,000)
Debt Mill Levy:	Fifty (50) Mills, Gallagher adjusted
O&M Mill Levy:	Ten (10) Mills, Gallagher adjusted
Maximum Mill Levy:	Sixty (60) Mills, Gallagher adjusted

## **DEFINITIONS**

The following terms are specifically defined for use in this Service Plan. For specific definitions of terms not listed below please also refer to the Town of Monument Municipal Code and Colorado Revised Statutes, as applicable.

Board: means the board of directors of the District.

Code: means the Town of Monument Municipal Code, as may be amended from time to time.

County: means the County of El Paso, State of Colorado.

Debt: means bonds or other obligations for the payment of which the District has promised to impose an *ad valorem* property tax mill levy without such promise being subject to annual appropriation.

Developer: means Challenger Homes or any other entity that undertakes the development of the Property.

Developer Entity Funding Agreement: means an agreement of any kind executed between the District and a Developer Entity as this term is specifically defined below, including but not limited to advance funding agreements, reimbursement agreements or loans to the District from a Developer Entity, where such an agreement creates an obligation of any kind which may require the District to re-pay the Developer Entity. The term “Developer Entity” means any person or entity (including but not limited to corporations, venture partners, proprietorships, estates and trusts) that owns or has a contract to purchase undeveloped taxable real property greater than or equal to ten percent (10%) of all real property located within the boundaries of the District. The term “Developer Entity Funding Agreement” shall not extend to any such obligation listed above if such obligation has been converted to Debt issued by the District to evidence the obligation to repay such Developer Entity Funding Agreement, including the purchase of such Debt by a Developer Entity.

District: means Triview Metropolitan District No. 3.

Gallagher Adjustment: means an allowed adjustment to the Maximum Debt Service Mill Levy, Maximum Operational Mill Levy, or Maximum Mill Levy intended to offset the effect of adjustments to the ratio between market value and assessed value of taxable property within the District that would cause a reduction in the revenue otherwise produced from such Maximums based on the ratio between market value and assessed value as of January 1 in the year in which the District’s organizational election is held.

Material Modification: has the meaning described in C.R.S. § 32-1-207(2), as it may be amended from time to time.

Maximum Mill Levy: means the maximum ad valorem mill levy the District may certify against any property within the District for any purposes.

Maximum Debt Authorization: means the maximum principal amount of Debt that the District may have outstanding at any time, which under this Service Plan is Eighteen Million Dollars (\$18,000,000); provided, further, that the foregoing shall not include the principal amount of Debt issued for the purpose of refunding or refinancing lawfully issued Debt.

Maximum Debt Service Mill Levy: means the maximum Gallagher-adjusted *ad valorem* mill levy the District may certify against any property within the District's boundaries for the purpose of servicing any Debt incurred by or on behalf of the District.

Maximum Operational Mill Levy: means the maximum Gallagher-adjusted *ad valorem* mill levy the District may certify against any property within the District for the purpose of funding District operations and maintenance expenses.

Property: means the real property collectively described within **Exhibit A** to this Service Plan.

Service Plan: means this Service Plan for the District.

Special District Act: means C.R.S. § 32-1-101, *et seq.*, as may be amended from time to time.

State: means the State of Colorado.

Town: means the Town of Monument, Colorado.

Tract: means subdivided real property identified as a tract within a plat or plat amendment.

## **I. SUMMARY OF DISTRICT'S SERVICES**

### **A. District Formation**

The District was created pursuant to the Special District Act, as a quasi-municipal corporation and political subdivision of the State and is an independent unit of local government separate and distinct from the Town. The Board of Trustees of the Town of Monument, Colorado approved the original service plan for the District on July 17, 2006 ("Original Service Plan"). This Amended and Restated Service Plan for Triview Metropolitan District No. 3 fully amends and supersedes in its entirety the Original Service Plan. The amendments contained herein are necessary to incorporate provisions consistent with the current development plans and assumptions.

In particular, the services the District is anticipated to provide to the properties within and without the District's boundaries have changed significantly since the District's formation. The Original Service Plan anticipated that the District's only purposes would be to design, finance,

construct, own, operate, and maintain certain street and roadway improvements, including safety protection devices and drainage improvements. As a result of a change to the development plan, the District is now anticipated to design, finance, construct, own, operate, and maintain additional public improvements, including, but not limited to water; sanitary sewer; storm sewer; signage; monumentation; landscape; and park and recreation improvements, including an amenity center.

## **B. District Services**

The District shall have the power and authority to provide the Public Improvements and related operation and maintenance services within and without the boundaries of the District, as such power and authority are described in the Special District Act, and other applicable statutes, common law and the Constitution, subject to the limitations set forth herein. The primary purpose of the District will be to finance costs of designing, constructing, installing, acquiring, relocating, redeveloping, and maintaining the public improvements within and without the boundaries of the District (the “Public Improvements”). An estimate of the costs of the Public Improvements, attached as **Exhibit C**, which may be financed, planned for, designed, constructed, installed, acquired, relocated, redeveloped, or maintained, was prepared based upon a preliminary engineering survey for the property within the District’s boundaries and is approximately \$35,000,000. The District shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in the District’s discretion.

It is anticipated that the street and roadway improvements, water improvements, and sanitary sewer improvements will be owned by the appropriate governmental entity as required by the Town. It is further anticipated that the Districts will own, operate, and maintain all Public Improvements not otherwise dedicated or transferred to the Town or other appropriate entity.

Owners of real property located within the District’s boundaries and adjacent to a Tract(s) may be required, under the terms of a separate instrument to which the District may or may not be a party, to construct or to cause the construction of certain improvements within the Tract(s) as an obligation of ownership of such real property, with no right of reimbursement from the District for the cost of those improvements. Those improvements will, accordingly, not be considered to be Public Improvements under this Service Plan with regard to their initial construction.

## **C. Lack of Existing and Future Services Through Existing Local Governments**

The Property is located wholly within the boundaries of the Town. Street and roadway improvements are anticipated to be dedicated to the appropriate governmental entity as required by the Town. Similarly, water, storm sewer, detention ponds, and sanitary sewer improvements are anticipated to be dedicated to the appropriate governmental entity as required by the Town. At this time, it is not anticipated that the Town or the County will provide any funding for the construction of the Public Improvements. Further, the Property is not located within the boundaries of any rural transportation authority, or similar funding source. Formation of the Districts is, therefore, necessary to facilitate the financing and construction of the Public Improvements.

**D. Impact on District Property**

The taxing entities that levy property taxes against the Property and their respective 2021 (for taxes due in 2022) mill levies are as follows:

El Paso County	7.120 mills
EPC Road & Bridge Share	0.165 mills
Town of Monument	5.750 mills
EPC-Monument Road & Bridge Share	0.165 mills
Lewis-Palmer School No. 38	39.455 mills
Pikes Peak Library	3.490 mills
Tri-Lakes Monument Fire Protection	18.400 mills
Triview Metropolitan District	<u>24.000 mills</u>
Total	<u>98.545 mills</u>

The total mill levy including the District’s mill levy will be 158.545 mills.

**E. Powers of the District**

The District shall have the power and authority to finance, design, construct, acquire, install and provide for the Public Improvements and related operation and maintenance services with all necessary and incidental and appurtenant facilities, land and easements, together with extensions and improvements thereto within and without the boundaries of the District as such power and authority are described in the Special District Act, and other applicable statutes, common law and the Constitution, including eminent domain and condemnation authority, subject to the limitations set forth herein. Additionally, the District may, except to the extent prohibited under the terms of this Service Plan, exercise all powers expressly or impliedly granted under the Special District Act or otherwise under state law.

**F. Service Plan Amendment/Material Modifications**

The District shall have the power to amend this Service Plan as necessary, subject to the provisions of C.R.S. § 32-1-207. A Material Modification of this Service Plan shall, at a minimum, trigger the need for prior approval of the Town at an advertised public hearing pursuant to the provisions of C.R.S. § 32-1-207(2)(a), and may require the need for the submittal of an amended service plan.

**II. FINANCIAL PLAN**

**A. Financial Plan Assumptions and Debt Schedule**

Attached as Exhibit E is a summary of projected assessed valuation, revenue sources (including applicable mill levies) and debt service, together with a schedule indicating the year or years in which Debt is scheduled to be issued. This information demonstrates that the District is capable of providing sufficient and economical service to the Property and that the District has or will have the financial ability to discharge Debt on a reasonable basis. This information provides



an example of the manner in which the District may finance the construction and installation of the Public Improvements. The actual financing structure shall be determined at the discretion of the Board, subject to the limitations established in this Service Plan, as may be amended from time to time. As required under C.R.S. § 32-1-202(2)(b), the Board shall notify the Town's Board of Trustees of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan.

**B. Maximum Debt Authorization**

The total debt limit for the District shall be \$18,000,000 in principal amount of Debt; provided, further, that the foregoing shall not include the principal amount of Debt issued for the purpose of refunding or refinancing lawfully issued Debt.

**C. Maximum Mill Levies**

The Maximum Mill Levy certified by the District shall not exceed sixty (60) mills, subject to Gallagher Adjustment. A maximum mill levy of fifty (50) mills is authorized to support the debt service of the District, subject to Gallagher Adjustment. A maximum mill levy of ten (10) mills is authorized to support the operations and maintenance of the District's services and public improvements, subject to Gallagher Adjustment.

**D. Maximum Maturity Period for Debt**

The period of maturity for issuance of any Debt by the District shall be limited to no more than forty (40) years without the express, prior approval of the Town. Such approval, although required, is not considered to be a Material Modification of this Service Plan that would trigger the need to amend this Service Plan. However, the District is specifically authorized to refund or restructure existing Debt so long as the period of maturity for the refunding or restructured Debt is no greater than forty (40) years from the date of the initial issuance of the refunding or restructured Debt.

**E. Developer Entity Funding Agreements**

It is anticipated that the District and the Developer may enter into one or more Developer Entity Funding Agreements whereby the Developer will fund the operating and maintenance costs of the District, including the costs of forming the District, and capital costs during deficit years, and will recover those costs in later years from the District's revenues or Debt proceeds.

**F. Fees**

The financial plan attached as **Exhibit E** does not incorporate any facility fees, but the District may adopt such fees as the Board deems appropriate and necessary. In addition to *ad valorem* property taxes, the District may also rely upon other revenue sources authorized by State law, whether reflected in **Exhibit E** or not, to offset the costs of providing the services allowed for under this Service Plan and District management, operations, and maintenance costs.

### **III. PRELIMINARY ENGINEERING SURVEY**

Construction of the Public Improvements serving the Property is in process. Depicted in **Exhibit D** is a preliminary layout of current and possible locations of the Public Improvements within the Property. The actual locations of the Public Improvements will be determined based on multiple factors. While the actual locations and final costs are not yet known for certain Public Improvements, the extent of the Public Improvements required for future development of the Property, as depicted therein, are thought to be accurate in all material respects.

### **IV. DISTRICT BOUNDARIES**

#### **A. Map and Legal Description of District Boundaries**

Attached as **Exhibit A** and **Exhibit B** to this Service Plan are the legal description of the boundaries of the District and depictions of those boundaries, respectively.

#### **B. Zoning of Real Property Contained Within District Boundaries**

The zoning of the Property is currently zoned Planned Unit Development.

#### **C. Estimate of Population Within District Boundaries**

Development within the Property is anticipated to consist of approximately 300 residential units. Based upon an estimated 2.0 persons per residence, the population of the District at build-out is anticipated to be up to approximately 600 residents.

#### **D. Estimated Assessed Value of Future Improvements**

The estimated market value of the projected residential structures to ultimately be constructed within the Property totals Two Hundred Thirteen Million Dollars (\$213,000,000) in 2022 dollars. Multiplying those values by the current County assessment rates of six and 95/100's percent (6.95%) for residential property, results in an estimated total assessed value of the residential structures of Fourteen Million Eight Hundred Three Thousand Five Hundred and No/100's Dollars (\$14,803,500.00) in 2022 dollars.

#### **E. Estimated Duration of Build Out**

The estimated period required to complete the construction of all of the projected residential structures within the Property is approximately five (5) years.

### **V. FACILITIES TO BE CONSTRUCTED**

The construction of the Public Improvements may take place in phases that coincide with the phased residential development within the Property. Without amending this Service Plan, the District may defer, forego, reschedule or restructure the financing and construction of the Public

Improvements to better accommodate the pace of growth, available resources, and potential inclusion of additional real property within the District's boundaries.

## **VI. DISTRICT EXPENDITURES**

Attached as **Exhibit C** is a detailed projection of the total cost of constructing the Public Improvements within the Property. The total cost reflected therein is approximately Thirty-Five Million Dollars (\$35,000,000) in 2022 dollars. The amount of these costs ultimately financed by the District will not exceed the Maximum Debt Authorization.

## **VII. AGREEMENTS WITH OTHER POLITICAL SUBDIVISIONS**

### **A. Oversight by the Town**

The District is an independent quasi-municipal corporation and political subdivision of the State independent of the Town, which is duly authorized for the purposes and functions identified in this Service Plan. Future Town involvement in the affairs of the District will generally be limited to functions required by the Special District Act, determination of the District's compliance with the limits established in this Service Plan and any conditions attached to the Town's approval, and additional activities or relationships as may be stipulated in any future intergovernmental agreement made between the District and the Town.

## **VIII. COMPLIANCE WITH STATUTORY REQUIREMENTS**

It is submitted that this Service Plan for the District establishes the following:

- (a) There is sufficient existing and projected need for organized service in the area to be serviced by the District;
- (b) The existing service in the area to be served by the District is inadequate for present and projected needs;
- (c) The District is capable of providing economical and sufficient service to the Property;
- (d) The area to be included in the District has, or will have the financial ability to discharge the proposed indebtedness on a reasonable basis;
- (e) Adequate service is not and will not be available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable period and on a comparable basis;
- (f) The facility and service standards of the District are, or will be, compatible with the facility and service standards of the Town;
- (g) The proposal is in substantial compliance with the Town Comprehensive Plan; and

- (h) The creation of the District is in the best interests of the area proposed to be served.

**IX. ADDITIONAL INFORMATION**

**A. Required Annual Report**

The District shall annually file a report with the Town as required under the provisions of C.R.S. § 32-1-207(3)(d). The District shall provide notice to all purchasers of property in the District regarding the District's authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges by recording a disclosure statement against the property within the District with the Office of the El Paso County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board.

**B. Service Plan Not a Contract**

The grant of authority contained in this Service Plan does not constitute an agreement or binding commitment of the District to undertake the activities described in this Service Plan, or to undertake such activities exactly as described, enforceable by third parties.

**C. Land Use and Development Approvals**

Approval of this Service Plan does not imply approval for the development of any specific portion of the Property, nor does it imply approval of the residential development described in this Service Plan or any of the exhibits attached hereto. All such land use and development approvals shall be processed and obtained in accordance with applicable provisions of the Code and applicable laws.

**D. Dissolution**

Upon a determination by the Town that the purposes for which the District was formed have been accomplished, the District shall file a petition in the appropriate district court for dissolution, pursuant to the applicable provisions of the Special District Act and State law. In no event shall dissolution occur until the District has provided for the payment or discharge of outstanding Debt and other financial obligations as required under State law.

**Exhibits:**

- Exhibit A – Legal Description of Property Boundaries
- Exhibit B – Depiction of Property Boundaries
- Exhibit C – Projected Cost of Public Improvements
- Exhibit D – Example Layout of Public Improvements
- Exhibit E – Financial Plan

**EXHIBIT A**  
(Legal Description of Property Boundaries)

EXHIBIT 2

LTG Policy No. CTDJ55002267

Order No. SC55002267

LEGAL DESCRIPTION

PARCEL A:

THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL C:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL D:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.

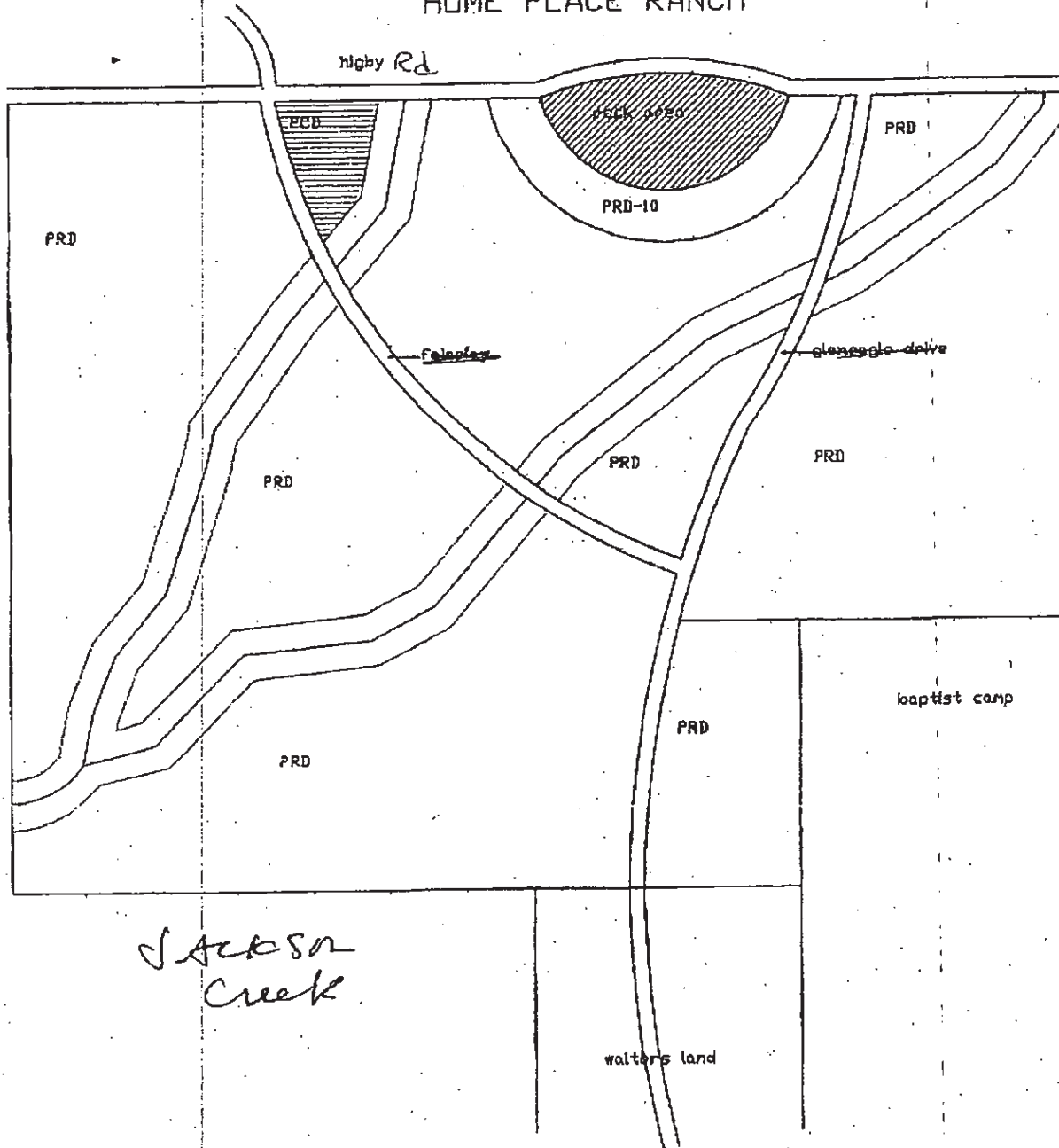
EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACTS CONTAINED WITH HIGBY ROAD AS SET FORTH IN RESOLUTION NO. 05-241 RECORDED JUNE 21, 2005 UNDER RECEPTION NO. 205092635 AND CONVEYED IN WARRANTY DEED RECORDED JUNE 21, 2005 UNDER RECEPTION NO. 205092636.

**EXHIBIT B**  
(Depiction of Property Boundaries)



Pete: Concept Drawing

HOME PLACE RANCH



Jackson  
Creek

Jackson  
Creek

Highway  
Solutions

EXHIBIT 1

**EXHIBIT C**  
(Projected Cost of Public Improvements)

<b>Description</b>	<b>Amount</b>
Triview 1 District Infrastructre Fees	\$ 3,909,890.53
SANITARY SEWER	\$ 1,848,425.00
WATER MAINS	\$ 2,486,903.00
STORM SEWER	\$ 3,052,693.52
CONCRETE - Gurb,Gutter and Walks	\$ 950,560.69
PAVING	\$ 2,970,378.50
RETAINING WALLS	\$ 1,928,924.39
SIGNAGE SIGNAL STRIPING	\$ 125,300.00
MONUMENTS & SIGNAGE	\$ 170,000.00
Parks/Rec, Open Space and Amenity Center	\$ 17,114,078.57
<b>TOTAL BUDGET</b>	<b>\$ 34,557,154.20</b>

**EXHIBIT D**  
(Example Locations of Public Improvements)



**EXHIBIT E**  
(Financial Plan)

Triview Metropolitan District No. 3  
 El Paso County, Colorado  
 ---  
 General Obligation Bonds, Series 2022A(3)  
 Subordinate Cash Flow Bonds, Series 2022B(3)  
 ---  
 Sensitivity:  
 6.00% Residential Biennial Reassessment

Bond Assumptions	Series 2022A(3)	Series 2022B(3)	Total
Closing Date	12/1/2022	12/1/2022	
First Call Date	12/1/2027	12/1/2027	
Final Maturity	12/1/2052	12/15/2052	
Discharge Date	12/2/2061	12/16/2062	
<b>Sources of Funds</b>			
Par Amount	12,795,000	1,500,000	14,295,000
Total	12,795,000	1,500,000	14,295,000
<b>Uses of Funds</b>			
Project Fund	9,000,925	1,455,000	10,455,925
Capitalized Interest	2,111,175	0	2,111,175
Reserve Fund	1,177,000	0	1,177,000
Cost of Issuance	505,900	45,000	550,900
Total	12,795,000	1,500,000	14,295,000
<b>Debt Features</b>			
Projected Coverage at Mill Levy Cap	1.25x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Non-Rated	
Coupon (Interest Rate)	5.000%	8.000%	
Annual Trustee Fee	\$4,000	\$3,000	
<b>Biennial Reassessment</b>			
Residential	6.00%	6.00%	
Commercial	2.00%	2.00%	
<b>Tax Authority Assumptions</b>			
<b>Metropolitan District Revenue</b>			
Residential Assessment Ratio			
Service Plan Gallagherization Base	7.15%		
Current Assumption	7.15%		
<b>Debt Service Mills</b>			
Service Plan Mill Levy Cap	50.000		
Maximum Adjusted Cap	50.000		
Target Mill Levy	50.000		
Specific Ownership Tax	6.00%		
County Treasurer Fee	1.50%		

Triview Metropolitan District No. 3  
Development Summary

Statutory Actual Value (2022)	Residential							Total
	Villas Filing 1	PH Filing 1	PH Filing 2	PH Filing 4	PH Filing 5	PH Filing 6	PH Filing 7	
	\$550,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	
2017	-	-	-	-	-	-	-	-
2018	-	-	-	-	-	-	-	-
2019	-	-	-	-	-	-	-	-
2020	-	-	-	-	-	-	-	-
2021	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-
2023	60	-	60	-	-	10	-	130
2024	-	15	7	60	38	-	22	142
2025	-	-	-	4	-	-	24	28
2026	-	-	-	-	-	-	-	-
Total Units	60	15	67	64	38	10	46	300
Total Statutory Actual Value	\$33,000,000	\$11,250,000	\$50,250,000	\$48,000,000	\$28,500,000	\$7,500,000	\$34,500,000	\$213,000,000



Triview Metropolitan District No. 3  
Assessed Value

	Vacant and Improved Land <sup>1</sup>		Residential				Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 29.00%	Residential Units Delivered	Biennial Reassessment 6.00%	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 7.15%	Assessed Value in Collection Year 2 Year Lag
2022	8,666,034	33,650	-	7,337	129,615	8,743	42,393
2023	10,720,099	33,650	130	-	87,339,615	8,743	42,393
2024	2,111,738	2,513,150	142	5,240,377	203,382,592	9,267	2,522,417
2025	(0)	3,108,829	28	-	225,667,960	6,244,782	9,353,611
2026	(0)	612,404	-	13,540,078	239,208,037	14,541,855	15,154,259
2027	(0)	(0)	-	-	239,208,037	16,135,259	16,135,259
2028	(0)	(0)	-	14,352,482	253,560,519	17,103,375	17,103,375
2029	(0)	(0)	-	-	253,560,519	17,103,375	17,103,375
2030	(0)	(0)	-	15,213,631	268,774,151	18,129,577	18,129,577
2031	(0)	(0)	-	-	268,774,151	18,129,577	18,129,577
2032	(0)	(0)	-	16,126,449	284,900,600	19,217,352	19,217,352
2033	(0)	(0)	-	-	284,900,600	19,217,352	19,217,352
2034	(0)	(0)	-	17,094,036	301,994,636	20,370,393	20,370,393
2035	(0)	(0)	-	-	301,994,636	20,370,393	20,370,393
2036	(0)	(0)	-	18,119,678	320,114,314	21,592,616	21,592,616
2037	(0)	(0)	-	-	320,114,314	21,592,616	21,592,616
2038	(0)	(0)	-	19,206,859	339,321,172	22,888,173	22,888,173
2039	(0)	(0)	-	-	339,321,172	22,888,173	22,888,173
2040	(0)	(0)	-	20,359,270	359,680,443	24,261,464	24,261,464
2041	(0)	(0)	-	-	359,680,443	24,261,464	24,261,464
2042	(0)	(0)	-	21,580,827	381,261,269	25,717,152	25,717,152
2043	(0)	(0)	-	-	381,261,269	25,717,152	25,717,152
2044	(0)	(0)	-	22,875,676	404,136,946	27,260,181	27,260,181
2045	(0)	(0)	-	-	404,136,946	27,260,181	27,260,181
2046	(0)	(0)	-	24,248,217	428,385,162	28,895,792	28,895,792
2047	(0)	(0)	-	-	428,385,162	28,895,792	28,895,792
2048	(0)	(0)	-	25,703,110	454,088,272	30,629,539	30,629,539
2049	(0)	(0)	-	-	454,088,272	30,629,539	30,629,539
2050	(0)	(0)	-	27,245,296	481,333,568	32,467,311	32,467,311
2051	(0)	(0)	-	-	481,333,568	32,467,311	32,467,311
2052	(0)	(0)	-	28,880,014	510,213,582	34,415,350	34,415,350
Total			300	289,793,336			

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

Triview Metropolitan District No. 3  
Revenue

	Total		District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	% Residential	Debt Mill Levy 50.000 Cap 50.000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	
2022	42,393	21%	50.000	2,109	127	(32)	0	2,204
2023	42,393	21%	50.000	2,109	127	(32)	(7,000)	(4,796)
2024	2,522,417	0%	50.000	125,490	7,529	(1,882)	(7,000)	124,137
2025	9,353,611	67%	50.000	465,342	27,921	(6,980)	(7,000)	479,283
2026	15,154,259	96%	50.000	753,924	45,235	(11,309)	(7,000)	780,851
2027	16,135,259	100%	50.000	802,729	48,164	(12,041)	(7,000)	831,852
2028	17,103,375	100%	50.000	850,893	51,054	(12,763)	(7,000)	882,183
2029	17,103,375	100%	50.000	850,893	51,054	(12,763)	(7,000)	882,183
2030	18,129,577	100%	50.000	901,946	54,117	(13,529)	(7,000)	935,534
2031	18,129,577	100%	50.000	901,946	54,117	(13,529)	(7,000)	935,534
2032	19,217,352	100%	50.000	956,063	57,364	(14,341)	(7,000)	992,086
2033	19,217,352	100%	50.000	956,063	57,364	(14,341)	(7,000)	992,086
2034	20,370,393	100%	50.000	1,013,427	60,806	(15,201)	(7,000)	1,052,031
2035	20,370,393	100%	50.000	1,013,427	60,806	(15,201)	(7,000)	1,052,031
2036	21,592,616	100%	50.000	1,074,233	64,454	(16,113)	(7,000)	1,115,573
2037	21,592,616	100%	50.000	1,074,233	64,454	(16,113)	(7,000)	1,115,573
2038	22,888,173	100%	50.000	1,138,687	68,321	(17,080)	(7,000)	1,182,928
2039	22,888,173	100%	50.000	1,138,687	68,321	(17,080)	(7,000)	1,182,928
2040	24,261,464	100%	50.000	1,207,008	72,420	(18,105)	(7,000)	1,254,323
2041	24,261,464	100%	50.000	1,207,008	72,420	(18,105)	(7,000)	1,254,323
2042	25,717,152	100%	50.000	1,279,428	76,766	(19,191)	(7,000)	1,330,003
2043	25,717,152	100%	50.000	1,279,428	76,766	(19,191)	(7,000)	1,330,003
2044	27,260,181	100%	50.000	1,356,194	81,372	(20,343)	(7,000)	1,410,223
2045	27,260,181	100%	50.000	1,356,194	81,372	(20,343)	(7,000)	1,410,223
2046	28,895,792	100%	50.000	1,437,566	86,254	(21,563)	(7,000)	1,495,256
2047	28,895,792	100%	50.000	1,437,566	86,254	(21,563)	(7,000)	1,495,256
2048	30,629,539	100%	50.000	1,523,820	91,429	(22,857)	(7,000)	1,585,391
2049	30,629,539	100%	50.000	1,523,820	91,429	(22,857)	(7,000)	1,585,391
2050	32,467,311	100%	50.000	1,615,249	96,915	(24,229)	(7,000)	1,680,935
2051	32,467,311	100%	50.000	1,615,249	96,915	(24,229)	(7,000)	1,680,935
2052	34,415,350	100%	50.000	1,712,164	102,730	(25,682)	(7,000)	1,782,211
Total				32,572,894	1,954,374	(488,593)	(210,000)	33,828,674

Triview Metropolitan District No. 3  
Debt Service

	Total Assessed Value in Collection Year	Total Revenue Available for Debt Service	Net Debt Service	Surplus Fund			Ratio Analysis		
			Series 2022A(3)	Annual Surplus	Cumulative Balance	Released Revenue	Debt Service Coverage	Coverage at Mill Levy Cap	Senior Debt to Assessed Value
			Dated: 12/1/2022 Par: \$12,795,000 Proj: \$9,000,925						
					\$1,279,500				
2022	42,393	2,204	0	2,204	2,204	0	n/a	n/a	n/a
2023	42,393	(4,796)	0	(4,796)	(2,592)	0	n/a	n/a	30182%
2024	2,522,417	124,137	0	124,137	121,545	0	n/a	n/a	30182%
2025	9,353,611	479,283	0	479,283	600,828	0	n/a	n/a	507%
2026	15,154,259	780,851	703,725	77,126	677,954	0	111%	111%	137%
2027	16,135,259	831,852	703,725	128,127	806,081	0	118%	118%	84%
2028	17,103,375	882,183	703,725	178,458	984,539	0	125%	125%	79%
2029	17,103,375	882,183	703,725	178,458	1,162,997	0	125%	125%	75%
2030	18,129,577	935,534	743,725	191,809	1,279,500	75,306	126%	126%	75%
2031	18,129,577	935,534	746,525	189,009	1,279,500	189,009	125%	125%	70%
2032	19,217,352	992,086	789,050	203,036	1,279,500	203,036	126%	126%	70%
2033	19,217,352	992,086	789,100	202,986	1,279,500	202,986	126%	126%	65%
2034	20,370,393	1,052,031	838,875	213,156	1,279,500	213,156	125%	125%	64%
2035	20,370,393	1,052,031	840,625	211,406	1,279,500	211,406	125%	125%	60%
2036	21,592,616	1,115,573	891,825	223,748	1,279,500	223,748	125%	125%	59%
2037	21,592,616	1,115,573	889,725	225,848	1,279,500	225,848	125%	125%	54%
2038	22,888,173	1,182,928	942,075	240,853	1,279,500	240,853	126%	126%	53%
2039	22,888,173	1,182,928	945,850	237,078	1,279,500	237,078	125%	125%	49%
2040	24,261,464	1,254,323	998,525	255,798	1,279,500	255,798	126%	126%	47%
2041	24,261,464	1,254,323	1,002,350	251,973	1,279,500	251,973	125%	125%	43%
2042	25,717,152	1,330,003	1,059,800	270,203	1,279,500	270,203	125%	125%	41%
2043	25,717,152	1,330,003	1,062,850	267,153	1,279,500	267,153	125%	125%	36%
2044	27,260,181	1,410,223	1,124,250	285,973	1,279,500	285,973	125%	125%	34%
2045	27,260,181	1,410,223	1,125,700	284,523	1,279,500	284,523	125%	125%	30%
2046	28,895,792	1,495,256	1,195,225	300,031	1,279,500	300,031	125%	125%	27%
2047	28,895,792	1,495,256	1,193,975	301,281	1,279,500	301,281	125%	125%	23%
2048	30,629,539	1,585,391	1,265,525	319,866	1,279,500	319,866	125%	125%	20%
2049	30,629,539	1,585,391	1,265,750	319,641	1,279,500	319,641	125%	125%	15%
2050	32,467,311	1,680,935	1,343,225	337,710	1,279,500	337,710	125%	125%	12%
2051	32,467,311	1,680,935	1,343,550	337,385	1,279,500	337,385	125%	125%	8%
2052	34,415,350	1,782,211	1,423,575	358,636	0	1,638,136	125%	125%	0%
Total		33,828,674	26,636,575	7,192,099		7,192,099			

Triview Metropolitan District No. 3  
Subordinate Debt Service

	Revenue Available for Debt Service	Interest Payment 8.000%	Balance of Accrued Interest	Principal Payment	Principal Balance	Debt Service			
						Series 2022B(3)			
						Dated: 12/1/2022	Annual Surplus	Cumulative Balance	Released Revenue
						Par: \$1,500,000 Proj: \$1,455,000			
2022	-	-	-	-	1,500,000	-	-	-	-
2023	-	-	124,667	-	1,500,000	-	-	-	-
2024	-	-	254,640	-	1,500,000	-	-	-	-
2025	-	-	395,011	-	1,500,000	-	-	-	-
2026	-	-	546,612	-	1,500,000	-	-	-	-
2027	-	-	710,341	-	1,500,000	-	-	-	-
2028	-	-	887,168	-	1,500,000	-	-	-	-
2029	-	-	1,078,142	-	1,500,000	-	-	-	-
2030	75,306	75,306	1,209,087	-	1,500,000	75,306	-	-	-
2031	189,009	189,009	1,236,805	-	1,500,000	189,009	-	-	-
2032	203,036	203,036	1,252,713	-	1,500,000	203,036	-	-	-
2033	202,986	202,986	1,269,944	-	1,500,000	202,986	-	-	-
2034	213,156	213,156	1,278,384	-	1,500,000	213,156	-	-	-
2035	211,406	211,406	1,289,248	-	1,500,000	211,406	-	-	-
2036	223,748	223,748	1,288,640	-	1,500,000	223,748	-	-	-
2037	225,848	225,848	1,285,883	-	1,500,000	225,848	-	-	-
2038	240,853	240,853	1,267,901	-	1,500,000	240,853	-	-	-
2039	237,078	237,078	1,252,256	-	1,500,000	237,078	-	-	-
2040	255,798	255,798	1,216,638	-	1,500,000	255,798	-	-	-
2041	251,973	251,973	1,181,996	-	1,500,000	251,973	-	-	-
2042	270,203	270,203	1,126,353	-	1,500,000	270,203	-	-	-
2043	267,153	267,153	1,069,309	-	1,500,000	267,153	-	-	-
2044	285,973	285,973	988,881	-	1,500,000	285,973	-	-	-
2045	284,523	284,523	903,468	-	1,500,000	284,523	-	-	-
2046	300,031	300,031	795,715	-	1,500,000	300,031	-	-	-
2047	301,281	301,281	678,091	-	1,500,000	301,281	-	-	-
2048	319,866	319,866	532,471	-	1,500,000	319,866	-	-	-
2049	319,641	319,641	375,428	-	1,500,000	319,641	-	-	-
2050	337,710	337,710	187,752	-	1,500,000	337,710	-	-	-
2051	337,385	322,772	-	14,000	1,486,000	336,772	613	613	-
2052	1,638,136	118,880	-	1,486,000	-	1,604,880	33,256	-	33,869
<b>Total</b>	<b>7,192,099</b>	<b>5,658,230</b>		<b>1,500,000</b>		<b>7,158,230</b>	<b>-</b>		<b>33,869</b>

**SOURCES AND USES OF FUNDS**

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

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

Sources:

Bond Proceeds:	
Par Amount	12,795,000.00
	<u>12,795,000.00</u>

Uses:

Project Fund Deposits:	
Project Fund	9,000,925.00
Other Fund Deposits:	
Capitalized Interest Fund	2,111,175.00
Debt Service Reserve Fund	<u>1,177,000.00</u>
	3,288,175.00
Delivery Date Expenses:	
Cost of Issuance	250,000.00
Underwriter's Discount	<u>255,900.00</u>
	505,900.00
	<u>12,795,000.00</u>

BOND SUMMARY STATISTICS

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

Dated Date	12/01/2022
Delivery Date	12/01/2022
First Coupon	06/01/2023
Last Maturity	12/01/2052
Arbitrage Yield	5.500000%
True Interest Cost (TIC)	5.654864%
Net Interest Cost (NIC)	5.582164%
All-In TIC	5.810739%
Average Coupon	5.500000%
Average Life (years)	24.342
Weighted Average Maturity (years)	24.342
Duration of Issue (years)	13.350
Par Amount	12,795,000.00
Bond Proceeds	12,795,000.00
Total Interest	17,129,750.00
Net Interest	17,385,650.00
Total Debt Service	29,924,750.00
Maximum Annual Debt Service	2,600,575.00
Average Annual Debt Service	997,491.67
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	PV of 1 bp change
Term Bond Due 2052	12,795,000.00	100.000	5.500%	24.342	18,680.70
	12,795,000.00			24.342	18,680.70

	TIC	All-In TIC	Arbitrage Yield
Par Value	12,795,000.00	12,795,000.00	12,795,000.00
+ Accrued Interest	-	-	-
+ Premium (Discount)	-	-	-
- Underwriter's Discount	(255,900.00)	(255,900.00)	
- Cost of Issuance Expense		(250,000.00)	
- Other Amounts	-	-	-
Target Value	12,539,100.00	12,289,100.00	12,795,000.00
Target Date	12/01/2022	12/01/2022	12/01/2022
Yield	5.654864%	5.810739%	5.500000%

BOND PRICING

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond Due 2052:					
	12/01/2030	40,000	5.500%	5.500%	100.000
	12/01/2031	45,000	5.500%	5.500%	100.000
	12/01/2032	90,000	5.500%	5.500%	100.000
	12/01/2033	95,000	5.500%	5.500%	100.000
	12/01/2034	150,000	5.500%	5.500%	100.000
	12/01/2035	160,000	5.500%	5.500%	100.000
	12/01/2036	220,000	5.500%	5.500%	100.000
	12/01/2037	230,000	5.500%	5.500%	100.000
	12/01/2038	295,000	5.500%	5.500%	100.000
	12/01/2039	315,000	5.500%	5.500%	100.000
	12/01/2040	385,000	5.500%	5.500%	100.000
	12/01/2041	410,000	5.500%	5.500%	100.000
	12/01/2042	490,000	5.500%	5.500%	100.000
	12/01/2043	520,000	5.500%	5.500%	100.000
	12/01/2044	610,000	5.500%	5.500%	100.000
	12/01/2045	645,000	5.500%	5.500%	100.000
	12/01/2046	750,000	5.500%	5.500%	100.000
	12/01/2047	790,000	5.500%	5.500%	100.000
	12/01/2048	905,000	5.500%	5.500%	100.000
	12/01/2049	955,000	5.500%	5.500%	100.000
	12/01/2050	1,085,000	5.500%	5.500%	100.000
	12/01/2051	1,145,000	5.500%	5.500%	100.000
	12/01/2052	2,465,000	5.500%	5.500%	100.000
		12,795,000			

Dated Date	12/01/2022	
Delivery Date	12/01/2022	
First Coupon	06/01/2023	
Par Amount	12,795,000.00	
Original Issue Discount	-	
Production	12,795,000.00	100.000000%
Underwriter's Discount	(255,900.00)	(2.000000%)
Purchase Price	12,539,100.00	98.000000%
Accrued Interest	-	
Net Proceeds	12,539,100.00	

NET DEBT SERVICE

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Debt Service Reserve Fund	Net Debt Service
12/01/2023	-	703,725	703,725	703,725	-	-
12/01/2024	-	703,725	703,725	703,725	-	-
12/01/2025	-	703,725	703,725	703,725	-	-
12/01/2026	-	703,725	703,725	-	-	703,725
12/01/2027	-	703,725	703,725	-	-	703,725
12/01/2028	-	703,725	703,725	-	-	703,725
12/01/2029	-	703,725	703,725	-	-	703,725
12/01/2030	40,000	703,725	743,725	-	-	743,725
12/01/2031	45,000	701,525	746,525	-	-	746,525
12/01/2032	90,000	699,050	789,050	-	-	789,050
12/01/2033	95,000	694,100	789,100	-	-	789,100
12/01/2034	150,000	688,875	838,875	-	-	838,875
12/01/2035	160,000	680,625	840,625	-	-	840,625
12/01/2036	220,000	671,825	891,825	-	-	891,825
12/01/2037	230,000	659,725	889,725	-	-	889,725
12/01/2038	295,000	647,075	942,075	-	-	942,075
12/01/2039	315,000	630,850	945,850	-	-	945,850
12/01/2040	385,000	613,525	998,525	-	-	998,525
12/01/2041	410,000	592,350	1,002,350	-	-	1,002,350
12/01/2042	490,000	569,800	1,059,800	-	-	1,059,800
12/01/2043	520,000	542,850	1,062,850	-	-	1,062,850
12/01/2044	610,000	514,250	1,124,250	-	-	1,124,250
12/01/2045	645,000	480,700	1,125,700	-	-	1,125,700
12/01/2046	750,000	445,225	1,195,225	-	-	1,195,225
12/01/2047	790,000	403,975	1,193,975	-	-	1,193,975
12/01/2048	905,000	360,525	1,265,525	-	-	1,265,525
12/01/2049	955,000	310,750	1,265,750	-	-	1,265,750
12/01/2050	1,085,000	258,225	1,343,225	-	-	1,343,225
12/01/2051	1,145,000	198,550	1,343,550	-	-	1,343,550
12/01/2052	2,465,000	135,575	2,600,575	-	1,177,000	1,423,575
	12,795,000	17,129,750	29,924,750	2,111,175	1,177,000	26,636,575



BOND DEBT SERVICE

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

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

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Bond Balance	Total Bond Value
12/01/2022	-	-	-	-	-	12,795,000	12,795,000
06/01/2023	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2023	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2024	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2024	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2025	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2025	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2026	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2026	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2027	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2027	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2028	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2028	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2029	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2029	-	-	351,862.50	351,862.50	703,725	12,795,000	12,795,000
06/01/2030	-	-	351,862.50	351,862.50	-	12,795,000	12,795,000
12/01/2030	40,000	5.500%	351,862.50	391,862.50	743,725	12,755,000	12,755,000
06/01/2031	-	-	350,762.50	350,762.50	-	12,755,000	12,755,000
12/01/2031	45,000	5.500%	350,762.50	395,762.50	746,525	12,710,000	12,710,000
06/01/2032	-	-	349,525.00	349,525.00	-	12,710,000	12,710,000
12/01/2032	90,000	5.500%	349,525.00	439,525.00	789,050	12,620,000	12,620,000
06/01/2033	-	-	347,050.00	347,050.00	-	12,620,000	12,620,000
12/01/2033	95,000	5.500%	347,050.00	442,050.00	789,100	12,525,000	12,525,000
06/01/2034	-	-	344,437.50	344,437.50	-	12,525,000	12,525,000
12/01/2034	150,000	5.500%	344,437.50	494,437.50	838,875	12,375,000	12,375,000
06/01/2035	-	-	340,312.50	340,312.50	-	12,375,000	12,375,000
12/01/2035	160,000	5.500%	340,312.50	500,312.50	840,625	12,215,000	12,215,000
06/01/2036	-	-	335,912.50	335,912.50	-	12,215,000	12,215,000
12/01/2036	220,000	5.500%	335,912.50	555,912.50	891,825	11,995,000	11,995,000
06/01/2037	-	-	329,862.50	329,862.50	-	11,995,000	11,995,000
12/01/2037	230,000	5.500%	329,862.50	559,862.50	889,725	11,765,000	11,765,000
06/01/2038	-	-	323,537.50	323,537.50	-	11,765,000	11,765,000
12/01/2038	295,000	5.500%	323,537.50	618,537.50	942,075	11,470,000	11,470,000
06/01/2039	-	-	315,425.00	315,425.00	-	11,470,000	11,470,000
12/01/2039	315,000	5.500%	315,425.00	630,425.00	945,850	11,155,000	11,155,000
06/01/2040	-	-	306,762.50	306,762.50	-	11,155,000	11,155,000
12/01/2040	385,000	5.500%	306,762.50	691,762.50	998,525	10,770,000	10,770,000
06/01/2041	-	-	296,175.00	296,175.00	-	10,770,000	10,770,000
12/01/2041	410,000	5.500%	296,175.00	706,175.00	1,002,350	10,360,000	10,360,000
06/01/2042	-	-	284,900.00	284,900.00	-	10,360,000	10,360,000
12/01/2042	490,000	5.500%	284,900.00	774,900.00	1,059,800	9,870,000	9,870,000
06/01/2043	-	-	271,425.00	271,425.00	-	9,870,000	9,870,000
12/01/2043	520,000	5.500%	271,425.00	791,425.00	1,062,850	9,350,000	9,350,000
06/01/2044	-	-	257,125.00	257,125.00	-	9,350,000	9,350,000
12/01/2044	610,000	5.500%	257,125.00	867,125.00	1,124,250	8,740,000	8,740,000
06/01/2045	-	-	240,350.00	240,350.00	-	8,740,000	8,740,000
12/01/2045	645,000	5.500%	240,350.00	885,350.00	1,125,700	8,095,000	8,095,000
06/01/2046	-	-	222,612.50	222,612.50	-	8,095,000	8,095,000
12/01/2046	750,000	5.500%	222,612.50	972,612.50	1,195,225	7,345,000	7,345,000
06/01/2047	-	-	201,987.50	201,987.50	-	7,345,000	7,345,000
12/01/2047	790,000	5.500%	201,987.50	991,987.50	1,193,975	6,555,000	6,555,000
06/01/2048	-	-	180,262.50	180,262.50	-	6,555,000	6,555,000
12/01/2048	905,000	5.500%	180,262.50	1,085,262.50	1,265,525	5,650,000	5,650,000
06/01/2049	-	-	155,375.00	155,375.00	-	5,650,000	5,650,000
12/01/2049	955,000	5.500%	155,375.00	1,110,375.00	1,265,750	4,695,000	4,695,000
06/01/2050	-	-	129,112.50	129,112.50	-	4,695,000	4,695,000
12/01/2050	1,085,000	5.500%	129,112.50	1,214,112.50	1,343,225	3,610,000	3,610,000
06/01/2051	-	-	99,275.00	99,275.00	-	3,610,000	3,610,000
12/01/2051	1,145,000	5.500%	99,275.00	1,244,275.00	1,343,550	2,465,000	2,465,000
06/01/2052	-	-	67,787.50	67,787.50	-	2,465,000	2,465,000
12/01/2052	2,465,000	5.500%	67,787.50	2,532,787.50	2,600,575	-	-
	12,795,000		17,129,750.00	29,924,750.00	29,924,750		

**CALL PROVISIONS**

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

Call Table: CALL

Call Date	Call Price
12/01/2027	103.00
12/01/2028	102.00
12/01/2029	101.00
12/01/2030	100.00

Call Provisions Setup

Bond Component	Call Table	Callable Dates
Term Bond Due 2052	CALL	Any Date

BOND SOLUTION

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022A(3)  
 30-Year Fixed Rate, 1.25x Coverage

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2023	-	703,725	(703,725)	-	(4,796)	(4,796)	-
12/01/2024	-	703,725	(703,725)	-	124,137	124,137	-
12/01/2025	-	703,725	(703,725)	-	479,283	479,283	-
12/01/2026	-	703,725	-	703,725	780,851	77,126	110.96%
12/01/2027	-	703,725	-	703,725	831,852	128,127	118.21%
12/01/2028	-	703,725	-	703,725	882,183	178,458	125.36%
12/01/2029	-	703,725	-	703,725	882,183	178,458	125.36%
12/01/2030	40,000	743,725	-	743,725	935,534	191,809	125.79%
12/01/2031	45,000	746,525	-	746,525	935,534	189,009	125.32%
12/01/2032	90,000	789,050	-	789,050	992,086	203,036	125.73%
12/01/2033	95,000	789,100	-	789,100	992,086	202,986	125.72%
12/01/2034	150,000	838,875	-	838,875	1,052,031	213,156	125.41%
12/01/2035	160,000	840,625	-	840,625	1,052,031	211,406	125.15%
12/01/2036	220,000	891,825	-	891,825	1,115,573	223,748	125.09%
12/01/2037	230,000	889,725	-	889,725	1,115,573	225,848	125.38%
12/01/2038	295,000	942,075	-	942,075	1,182,928	240,853	125.57%
12/01/2039	315,000	945,850	-	945,850	1,182,928	237,078	125.07%
12/01/2040	385,000	998,525	-	998,525	1,254,323	255,798	125.62%
12/01/2041	410,000	1,002,350	-	1,002,350	1,254,323	251,973	125.14%
12/01/2042	490,000	1,059,800	-	1,059,800	1,330,003	270,203	125.50%
12/01/2043	520,000	1,062,850	-	1,062,850	1,330,003	267,153	125.14%
12/01/2044	610,000	1,124,250	-	1,124,250	1,410,223	285,973	125.44%
12/01/2045	645,000	1,125,700	-	1,125,700	1,410,223	284,523	125.28%
12/01/2046	750,000	1,195,225	-	1,195,225	1,495,256	300,031	125.10%
12/01/2047	790,000	1,193,975	-	1,193,975	1,495,256	301,281	125.23%
12/01/2048	905,000	1,265,525	-	1,265,525	1,585,391	319,866	125.28%
12/01/2049	955,000	1,265,750	-	1,265,750	1,585,391	319,641	125.25%
12/01/2050	1,085,000	1,343,225	-	1,343,225	1,680,935	337,710	125.14%
12/01/2051	1,145,000	1,343,550	-	1,343,550	1,680,935	337,385	125.11%
12/01/2052	2,465,000	2,600,575	(1,177,000)	1,423,575	1,782,211	358,636	125.19%
	12,795,000	29,924,750	(3,288,175)	26,636,575	33,826,470	7,189,895	

SOURCES AND USES OF FUNDS

TRIVIEW METROPOLITAN DISTRICT NO. 3  
El Paso County, Colorado  
General Obligation Bonds, Series 2022B(3)  
Subordinate Cash Flow Bonds

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

Sources:

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Bond Proceeds:	
Par Amount	1,500,000.00
	<hr/>
	1,500,000.00
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Uses:

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Project Fund Deposits:	
Project Fund	1,455,000.00
Delivery Date Expenses:	
Underwriter's Discount	45,000.00
	<hr/>
	1,500,000.00
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BOND PRICING

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022B(3)  
 Subordinate Cash Flow Bonds

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond Due 2052:	12/01/2052	1,500,000	8.000%	8.000%	100.000
		1,500,000			

Dated Date	12/01/2022		
Delivery Date	12/01/2022		
First Coupon	06/01/2023		
Par Amount	1,500,000.00		
Original Issue Discount	-		
Production	1,500,000.00	100.000000%	
Underwriter's Discount	(45,000.00)	(3.000000%)	
Purchase Price	1,455,000.00	97.000000%	
Accrued Interest	-		
Net Proceeds	1,455,000.00		

CALL PROVISIONS

TRIVIEW METROPOLITAN DISTRICT NO. 3  
 El Paso County, Colorado  
 General Obligation Bonds, Series 2022B(3)  
 Subordinate Cash Flow Bonds

Call Table: CALL

Call Date	Call Price
12/01/2027	103.00
12/01/2028	102.00
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12/01/2030	100.00

Call Provisions Setup

Bond Component	Call Table	Callable Dates
Term Bond Due 2052	CALL	Any Date