

MONTERRA
Community Development District

Annual Operating and Debt Service Budget
Fiscal Year 2019

Version 1 - Approved Tentative Budget

Prepared by:



MONTERRA

Community Development District

Table of Contents

	<u>Page #</u>
<u>GENERAL FUND</u>	
Summary Report by Department	1
Detailed Report by Department	2 - 5
Detailed Report by Subdepartment	6 - 10
Reserve Schedule	11
Assessment Tables	12 - 15
<u>DEBT SERVICE BUDGETS</u>	
Series 2005A Debt Service Fund	16
Amortization Schedule - Series 2005A	17
Series 2015 Debt Service Fund	18
Amortization Schedule - Series 2015	19
<u>SUPPORTING SCHEDULE</u>	
Assessment Summary (with Debt)	20

Monterra
Community Development District

Operating Budget
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
TOTAL REVENUES	\$ 2,497,666	\$ 2,427,114	\$ 2,399,238	\$ 54,609	\$ 2,453,847	\$ 2,427,114
EXPENDITURES						
Administrative	103,931	98,440	76,896	38,878	115,775	98,662
Property management and security	515,462	520,246	297,876	215,754	513,630	520,246
Maintenance: Gate/Fence	58,963	71,183	46,505	51,269	97,774	71,183
Maintenance: Lakes	146,658	206,458	69,840	99,126	168,966	206,458
Maintenance: Landscape/Hardscape	858,051	788,011	438,215	418,541	856,756	788,011
Maintenance: Pool	29,736	23,900	12,337	11,438	23,775	24,900
Maintenance: Other	166,084	145,704	151,534	120,150	271,684	145,704
Utilities	239,437	249,300	141,120	104,461	245,581	249,300
Other Expenses	41,656	45,641	22,102	19,026	41,128	51,818
Contingency	30,582	278,231	87,619	13,500	101,119	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,344,044	1,092,144	2,436,188	2,427,114
Excess (deficiency) of revenues Over (under) expenditures	307,107	-	1,055,194	(1,037,535)	17,659	(0)
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	993,647
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 2,031,182	\$(1,037,535)	\$ 993,647	\$ 993,647

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,378,831	\$ 48,283	\$ 2,427,114	\$ 2,427,114
Interest - Investments	16,800	-	5,021	3,586	8,607	-
Interest - Tax Collector	-	-	826	150	976	-
Room Rental	-	-	200	50	250	-
Rental Income	2,260	-	-	-	-	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	465	500	965	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	2,286	150	2,436	-
Decal headlamp/windshield	-	-	7,700	250	7,950	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,399,238	54,609	2,453,847	2,427,114

EXPENDITURES

Administrative

P/R-Board of Supervisors	2,000	2,800	-	-	-	2,800
FICA Taxes	153	214	-	-	-	214
Dissemination Agent	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	28,528	20,377	48,904	22,100
Auditing Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	3,215	5,000	8,215	10,000
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	628	500	1,128	1,400
Postage and Freight	312	750	180	570	750	750
Rentals & Leases	2,400	2,400	133	2,267	2,400	2,400
Insurance - Property	22,883	25,743	22,883	-	22,883	25,965
Insurance	6,676	7,242	6,676	-	6,676	7,242
Printing and Binding	2,506	2,500	747	1,753	2,500	2,500
Legal Advertising	1,182	1,500	433	1,067	1,500	1,500
Office Supplies	198	350	255	95	350	350
Other Current Charges	806	750	896	250	1,146	750
Dues, Licenses, Subscriptions	175	175	200	-	200	175
Total Administrative	103,931	98,440	76,896	38,878	115,775	98,662

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Property management and security						
ProfServ-Mgmt Consulting Serv	53,045	53,045	32,226	22,150	54,376	53,045
Onsite Maintenance	46,515	43,051	25,113	17,938	43,051	43,051
Onsite Property Manager	28,706	26,697	16,473	11,374	27,847	26,697
Attendant	117,286	112,845	65,826	47,019	112,845	112,845
Security	269,910	284,608	158,238	117,273	275,511	284,608
Total Property management and security	515,462	520,246	297,876	215,754	513,630	520,246
Maintenance: Gate/Fence						
R&M-Fence	10,304	12,750	11,433	21,007	32,440	12,750
R&M-Gate	29,345	38,000	22,270	21,548	43,819	38,000
R&M-Access & Surveillance Systems	15,363	13,433	8,467	6,048	14,515	13,433
Gate Transponders	3,951	7,000	4,334	2,666	7,000	7,000
Total Maintenance: Gate/Fence	58,963	71,183	46,505	51,269	97,774	71,183
Maintenance: Lakes						
R&M-Pump Station	15,402	23,338	11,445	9,676	21,121	23,338
Lake & Wetlands Maintenance	26,075	28,320	16,520	11,800	28,320	28,320
Pest Control-Midge Lake Banks	15,155	65,000	16,325	13,400	29,725	65,000
Pest Control-Midge Lakes	50,000	50,000	10,000	40,000	50,000	50,000
Mitigation Maintenance	19,800	19,800	11,550	8,250	19,800	19,800
Mitigation Reporting	8,000	8,000	4,000	4,000	8,000	8,000
Pump Station Reserve	12,225	12,000	-	12,000	12,000	12,000
Total Maintenance: Lakes	146,658	206,458	69,840	99,126	168,966	206,458
Maintenance: Landscape/Hardscape						
R&M-Mulch	45,000	50,001	42,550	7,451	50,001	50,001
R&M-Pest Control	102,726	101,000	59,102	67,445	126,546	101,000
R&M-Trees and Trimming	26,935	30,000	-	30,000	30,000	30,000
Royal Palm Treatment	70,422	15,000	1,289	13,711	15,000	15,000
R&M-Pressure Washing	51,650	61,980	37,736	26,954	64,691	61,980
Rust Control	9,600	9,600	5,600	4,000	9,600	9,600
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	425,081	368,400	219,018	156,441	375,459	368,400
Landscape Replacement	-	30,000	9,690	28,288	37,977	30,000
Landscape Replacement-Annuals	6,400	10,000	385	9,738	10,123	10,000
Irrigation Maintenance	80,944	76,912	40,087	60,061	100,148	76,912
Irrigation Repairs & Replacements	39,293	23,118	22,758	14,452	37,211	23,118
Total Maintenance: Landscape/Hardscap	858,051	788,011	438,215	418,541	856,756	788,011

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Maintenance: Pool						
R&M-Pools	20,839	20,000	12,162	7,838	20,000	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Pool Furniture	2,250	3,600	-	3,600	3,600	3,600
Pool Permits	1,257	300	175	-	175	300
Total Maintenance: Pool	29,736	23,900	12,337	11,438	23,775	24,900
Maintenance: Other						
Gym Equipment Maintenance	2,901	6,500	1,970	875	2,845	6,500
R&M-General	30,634	58,400	19,948	84,154	104,102	58,400
Janitorial Maintenance	68,494	66,254	38,816	27,977	66,792	66,254
R&M - Water Feature	3,300	3,300	1,925	1,375	3,300	3,300
IT Maintenance	2,119	1,750	1,435	1,025	2,460	1,750
A/C Maintenance	7,295	3,500	353	1,695	2,048	3,500
Tot Lot Maintenance	4,086	6,000	2,951	3,049	6,000	6,000
Misc-Hurricane Expense	47,255	-	84,137	-	84,137	-
Total Maintenance: Other	166,084	145,704	151,534	120,150	271,684	145,704
Utilities						
Communication - Telephone	18,972	12,000	11,985	8,561	20,546	12,000
Utility - Water	11,570	20,000	9,274	9,938	19,212	20,000
Electricity - Entrance	-	12,500	7,935	5,668	13,602	12,500
Electricity - Pump Station	68,458	62,500	29,410	21,007	50,417	62,500
Electricity - Streetlighting	111,135	114,500	66,217	47,298	113,515	114,500
Electricity - Monuments	-	300	173	123	296	300
Utilities-Electric	24,667	22,500	13,413	9,581	22,993	22,500
Utility - Refuse Removal	4,634	5,000	2,714	2,286	5,000	5,000
Total Utilities	239,437	249,300	141,120	104,461	245,581	249,300
Other Expenses						
Fire Alarm Monitoring	723	480	110	370	480	480
Contracts-Security Alarms	-	-	-	-	-	-
Contracts-Fire Extng. Insp.	60	120	106	-	106	120
Lease - Copier	2,776	-	1,678	1,199	2,877	2,877
Golf Cart	4,969	-	1,226	876	2,101	1,800
Backflow Assembly Testing	-	170	-	-	-	170
Gym Wipes	2,316	3,000	1,248	891	2,139	3,000
Misc-Holiday Lighting	8,650	8,650	4,325	4,325	8,650	8,650
Misc-Special Events	92	6,000	140	500	640	6,000
Misc-Licenses & Permits	-	721	-	721	721	721
Entry System-Key Fob	693	1,000	1,264	903	2,167	1,000
Office Supplies	2,536	12,000	7,906	1,000	8,906	12,000
Op Supplies - Clubhouse	8,788	-	-	-	-	500
Janitorial / Cleaning Supplies	6,066	5,500	2,306	1,647	3,953	5,500
Water Cooler	3,400	3,000	1,508	1,880	3,388	4,000
Electrical Supplies	587	3,000	286	2,714	3,000	3,000
Reserve - Equipment	-	2,000	-	2,000	2,000	2,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Total Other Expenses	41,656	45,641	22,102	19,026	41,128	51,818
Contingency						
Misc-Contingency	16,666	133,956	-	13,500	13,500	131,156
Capital Projects / Reserve	13,916	144,275	87,619	-	87,619	139,675
Total Contingency	30,582	278,231	87,619	13,500	101,119	270,831
TOTAL EXPENDITURES	2,190,559	2,427,114	1,344,044	1,092,144	2,436,188	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	1,055,194	(1,037,535)	17,659	-
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	993,647
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 2,031,182	\$(1,037,535)	\$ 993,647	\$ 993,647

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Special Assmnts- Tax Collector	\$ 2,445,184	\$ 2,427,114	\$ 2,378,831	\$ 48,283	\$ 2,427,114	\$ 2,427,114
Interest - Investments	16,800	-	5,021	3,586	8,607	-
Interest - Tax Collector	-	-	826	150	976	-
Room Rental	-	-	200	50	250	-
Rental Income	2,260	-	-	-	-	-
Non Resident Fee	2,175	-	60	25	85	-
Membership Cards	1,230	-	465	500	965	-
Transponders	17,125	-	-	-	-	-
Gate Damage Income	500	-	2,286	150	2,436	-
Gate repair refunds	-	-	-	-	-	-
Decal headlamp/windshield	-	-	7,700	250	7,950	-
Other Miscellaneous Revenues	12,392	-	3,349	1,500	4,849	-
Gate Bar Code/Remotes	-	-	415	100	515	-
Access Cards	-	-	85	15	100	-
TOTAL REVENUES	2,497,666	2,427,114	2,399,238	54,609	2,453,847	2,427,114

EXPENDITURES

Administrative Expenditures

Supervisor Fees	2,000	2,800	-	-	-	2,800
FICA Expense	153	214	-	-	-	214
Dissemination	1,800	1,800	139	1,000	1,139	1,800
Arbitrage	1,800	1,800	-	1,800	1,800	1,800
Attorney Fees	38,676	18,000	28,528	20,377	48,904	22,100
Annual Services	4,550	4,200	-	4,200	4,200	4,200
Trustee Fees	10,928	10,500	9,768	-	9,768	10,500
Engineering	4,171	15,000	3,215	5,000	8,215	10,000
Management Fees	53,045	53,045	32,226	22,150	54,376	53,045
Postage and Freight	312	750	180	570	750	750
Printing & Binding	2,506	2,500	747	1,753	2,500	2,500
Rentals & Leases	2,400	2,400	133	2,267	2,400	2,400
Insurance	6,676	7,242	6,676	-	6,676	7,242
Legal Advertising	1,182	1,500	433	1,067	1,500	1,500
Other Current Charges	806	750	896	250	1,146	750
Office Supplies	198	350	255	95	350	350
Property Appraiser	2,216	2,216	2,216	-	2,216	2,216
Website Services	500	500	628	500	1,128	1,400
Dues, Licenses & Subscriptions	175	175	200	-	200	175
Contingency	-	6,426	-	2,500	2,500	6,426
Total Administrative Expenditures	134,093	132,168	86,239	63,528	149,767	132,168

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
<u>Maintenance Expenditures</u>						
Overall Project Maintenance						
Electricity - Pump Station	25,107	27,500	13,234	9,453	22,687	27,500
Electricity - Streetlighting	50,011	51,500	29,877	21,340	51,217	51,500
R&M-Fence	2,388	5,000	-	5,000	5,000	5,000
R&M-General	12,515	7,500	7,607	5,000	12,607	7,500
Golf Cart	799	-	1,226	876	2,101	1,800
Irrigation Maintenance	35,000	31,884	7,014	29,525	36,539	31,884
Irrigation Repairs	19,370	12,000	8,867	3,133	12,000	12,000
Janitorial Maintenance	14,677	15,000	8,604	6,397	15,000	15,000
Landscape Contract Administration	-	12,000	-	-	-	12,000
Landscape Maintenance	166,626	161,438	93,158	66,542	159,700	161,438
Landscape Replacement	-	13,146	420	12,726	13,146	13,146
Landscape Replacement-Annuals	4,200	4,382	-	4,382	4,382	4,382
R&M-Mulch	19,720	21,911	18,722	3,189	21,911	21,911
Royal Palm Treatment	70,422	15,000	1,289	13,711	15,000	15,000
R&M-Pest Control	45,585	45,450	26,967	19,262	46,229	45,450
R&M-Pressure Washing	26,083	27,891	16,981	12,130	29,111	27,891
Insurance - Property	3,185	3,584	3,185	-	3,185	3,584
Property Management	46,515	43,051	25,113	17,938	43,051	43,051
R&M-Pump Station	9,585	10,000	4,957	5,043	10,000	10,000
Pump Station Reserve	4,662	5,400	-	5,400	5,400	5,400
Rust Control	4,320	4,320	2,880	2,057	4,937	4,320
Tot Lot Maintenance	4,086	6,000	2,951	3,049	6,000	6,000
R&M-Trees and Trimming	12,121	13,500	-	13,500	13,500	13,500
Hurricane Expenses	21,265	-	26,801	-	26,801	-
Capital Reserve	-	51,611	-	-	-	51,611
Contingency	7,330	87,409	-	5,000	5,000	85,609
Total Overall Project Maintenance	605,573	676,477	299,853	264,651	564,504	676,477

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Linear Parks Maintenance						
Electricity - Monuments	-	300	173	123	296	300
Electricity - Pump Station	8,513	10,000	4,411	3,151	7,563	10,000
Electricity - Streetlighting	16,670	18,000	9,911	7,079	16,991	18,000
R&M-Fence	2,919	1,750	7,658	5,470	13,129	1,750
R&M-General	794	12,900	98	12,802	12,900	12,900
Golf Cart	150	-	-	-	-	-
Insurance - Property	1,062	1,195	1,062	-	1,062	1,195
Irrigation Maintenance	10,911	10,629	2,168	8,461	10,629	10,629
Irrigation Repairs	3,022	3,150	1,023	2,127	3,150	3,150
Janitorial Maintenance	5,438	4,707	2,746	1,961	4,707	4,707
Landscape Replacement	-	4,382	7,210	5,150	12,359	4,382
Landscape Replacement-Annuals	-	1,461	-	1,461	1,461	1,461
Landscape Maintenance	80,464	53,813	34,387	24,562	58,948	53,813
R&M-Mulch	6,573	7,304	6,383	922	7,304	7,304
R&M-Pest Control	16,855	15,150	9,123	6,516	15,639	15,150
R&M-Pressure Washing	6,973	9,297	5,660	4,043	9,704	9,297
R&M-Pump Station	1,484	7,000	2,529	1,807	4,336	7,000
Pump Station Reserve	2,487	1,800	-	1,800	1,800	1,800
Rust Control	1,440	1,440	960	686	1,646	1,440
R&M-Trees and Trimming	4,040	4,500	-	4,500	4,500	4,500
Capital Reserve	4,353	13,348	69,337	-	69,337	13,348
Hurricane Expense	6,616	-	22,576	-	22,576	-
Contingency	2,584	10,128	-	-	-	10,128
Total Linear Parks Maintenance	183,348	192,254	187,414	92,621	280,035	192,254
Mitigation						
Mitigation Maintenance	19,800	19,800	11,550	8,250	19,800	19,800
Mitigation Monitoring	8,000	8,000	4,000	4,000	8,000	8,000
Total Mitigation Maintenance	27,800	27,800	15,550	12,250	27,800	27,800
Lakes						
Lake Maintenance	26,075	28,320	16,520	11,800	28,320	28,320
Lake Embankments	-	-	-	-	-	-
Pest Control - Midge Lake Banks	15,155	65,000	16,325	13,400	29,725	65,000
Pest Control - Midge Lakes	50,000	50,000	10,000	40,000	50,000	50,000
Total Lake Maintenance	91,230	143,320	42,845	65,200	108,045	143,320

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Secured Area Operations & Maintenance						
Electricity - Entrance	-	12,500	7,935	5,668	13,602	12,500
Electricity - Pump Station	34,838	25,000	11,764	8,403	20,167	25,000
Electricity - Streetlighting	44,454	45,000	26,430	18,878	45,308	45,000
R&M-Fence	4,997	6,000	3,775	10,537	14,312	6,000
R&M-Gate	29,345	38,000	22,270	21,548	43,819	38,000
Gate Transponders	3,951	7,000	4,334	2,666	7,000	7,000
R&M-General	5,558	28,000	5,156	61,290	66,446	28,000
Golf Cart	4,020	-	-	-	-	-
Misc-Holiday Lighting	4,325	4,325	2,163	2,163	4,325	4,325
Insurance - Property	2,833	3,186	2,833	-	2,833	3,186
Irrigation Maintenance	35,033	34,399	30,905	22,075	52,980	34,399
Irrigation Repairs	16,900	7,968	12,869	9,192	22,061	7,968
Janitorial Maintenance	13,046	12,552	10,155	7,254	17,408	12,552
Janitorial Supplies	1,318	3,000	196	140	336	3,000
Landscape Maintenance	165,604	143,500	79,110	56,507	135,618	143,500
Landscape Replacement	-	11,686	2,060	9,626	11,686	11,686
Landscape Replacement-Annuals	1,800	3,895	-	3,895	3,895	3,895
R&M-Mulch	17,529	19,476	16,595	2,882	19,476	19,476
R&M-Pest Control	40,286	40,400	23,012	41,667	64,679	40,400
R&M-Pressure Washing	18,594	24,792	15,095	10,782	25,876	24,792
R&M-Pump Station	4,333	6,338	3,958	2,827	6,785	6,338
Pump Station Reserve	5,077	4,800	-	4,800	4,800	4,800
Rust Control	3,840	3,840	1,760	1,257	3,017	3,840
Security	269,910	284,608	158,238	117,273	275,511	284,608
Gate Camera Systems	15,363	13,433	8,467	6,048	14,515	13,433
R&M-Trees and Trimming	10,774	12,000	-	12,000	12,000	12,000
Utility - Water	4,273	12,000	9,274	1,938	11,212	12,000
Communication - Telephone	11,778	4,500	3,877	2,769	6,647	4,500
R&M - Water Feature	3,300	3,300	1,925	1,375	3,300	3,300
Water Cooler	532	-	226	162	388	1,000
Capital Projects/Reserve	9,500	40,000	5,218	-	5,218	40,000
Hurricane Expense	17,957	-	33,946	-	33,946	-
Contingency	6,539	28,993	-	5,000	5,000	27,993
Total Secured Area O&M	807,605	884,491	503,543	450,621	954,164	884,491

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
Clubhouse						
A/C Maintenance	7,295	3,500	353	1,695	2,048	3,500
Fire Alarm Monitoring	723	480	110	370	480	480
Attendants	117,286	112,845	65,826	47,019	112,845	112,845
Backflow Assembly Testing	-	170	-	-	-	170
Copier - Lease	2,776	-	1,678	1,199	2,877	2,877
Electrical Supplies	587	3,000	286	2,714	3,000	3,000
Utilities-Electric	24,667	22,500	13,413	9,581	22,993	22,500
Entry System- Key FOB	693	1,000	1,264	903	2,167	1,000
Equipment Reserve	-	2,000	-	2,000	2,000	2,000
Fire Extinguisher	60	120	106	-	106	120
R&M-General	11,767	10,000	7,087	5,062	12,149	10,000
Gym Equipment Maintenance Contract	2,901	6,500	1,970	875	2,845	6,500
Gym Wipes	2,316	3,000	1,248	891	2,139	3,000
Misc-Holiday Lighting	4,325	4,325	2,163	2,163	4,325	4,325
IT Maintenance	2,119	1,750	1,435	1,025	2,460	1,750
Janitorial Maintenance	35,333	33,995	17,312	12,365	29,677	33,995
Janitorial/Cleaning Supplies	4,748	2,500	2,110	1,507	3,617	2,500
Landscape Maintenance	12,387	9,649	12,363	8,831	21,194	9,649
Landscape Replacement	-	786	-	786	786	786
Landscape Replacement-Annuals	400	262	385	-	385	262
R&M-Mulch	1,179	1,310	851	459	1,310	1,310
Misc-Licenses & Permits	-	721	-	721	721	721
Office Supplies	2,536	12,000	7,906	1,000	8,906	12,000
Onsite Property Management	28,706	26,697	16,473	11,374	27,847	26,697
Op Supplies - Clubhouse	8,788	-	-	-	-	500
Pool Furniture	2,250	3,600	-	3,600	3,600	3,600
Pool Permits	1,257	300	175	-	175	300
R&M-Pools	20,839	20,000	12,162	7,838	20,000	20,000
Splash Pool Maintenance	5,390	-	-	-	-	1,000
Insurance - Property	15,803	17,778	15,803	-	15,803	18,000
Misc-Special Events	92	6,000	140	500	640	6,000
Telephone	7,194	7,500	8,108	5,791	13,899	7,500
Utility - Refuse Removal	4,634	5,000	2,714	2,286	5,000	5,000
Utility - Water	7,298	8,000	-	8,000	8,000	8,000
Water Cooler	2,869	3,000	1,282	1,718	3,000	3,000
Contingency	211	1,000	-	1,000	1,000	1,000
Hurricane Expense	1,418	-	814	-	814	-
Capital Reserve	63	39,316	13,064	-	13,064	34,716
Total Clubhouse Maintenance	340,910	370,604	208,599	143,273	351,872	370,604
Total Maintenance	2,056,466	2,294,946	1,257,805	1,028,616	2,286,421	2,294,946
Total Expenditures	2,190,559	2,427,114	1,344,044	1,092,144	2,436,188	2,427,114
Excess (deficiency) of revenues						
Over (under) expenditures	307,107	-	1,055,194	(1,037,535)	17,659	-
FUND BALANCE, BEGINNING	668,881	975,988	975,988	-	975,988	993,647
FUND BALANCE, ENDING	\$ 975,988	\$ 975,988	\$ 2,031,182	\$ (1,037,535)	\$ 993,647	\$ 993,647

Exhibit "A"
Allocation of Operating Reserve

<i>Description</i>	<i>Amount</i>
Beginning Balance - Carry Forward Surplus (As of 10/1/2017)	\$975,988
<i>Estimated Excess Revenues over Expenditures (FY 2018)</i>	<i>\$17,659</i>
<i>Less:</i>	
<i>Funding for First Quarter Operating Expenditures:</i>	<i>(\$580,268)</i>
<i>Reserved for Capital Projects / Renewal and Replacement:</i>	
<i>Gates/Guardhouses</i>	<i>(\$41,338)</i>
<i>Clubhouse</i>	<i>(\$41,338)</i>
<i>Pool</i>	<i>(\$41,338)</i>
<i>Wall & Fence Perimeter</i>	<i>(\$20,669)</i>
<i>Walks/Roads/Curbs</i>	<i>(\$82,676)</i>
<i>Security Features</i>	<i>(\$41,338)</i>
<i>Landscape Replacement</i>	<i>(\$41,338)</i>
<i>Irrigation System</i>	<i>(\$41,338)</i>
<i>Lighting</i>	<i>(\$20,669)</i>
<i>Storm Reserve</i>	<i>(\$41,338)</i>
Total	(\$413,379) (\$993,647)
Total Undesignated Cash as of 09/30/2018	(\$0)

Reserve Summary by Fiscal Year					
	FY 2016	FY 2017	FY 2018	FY 2019	Total
Capital					
<i>Overall Project Maintenance</i>	<i>\$51,611</i>	<i>\$111,092</i>	<i>\$0</i>	<i>\$51,611</i>	<i>\$214,314</i>
<i>Linear Parks Maintenance</i>	<i>\$13,348</i>	<i>\$28,731</i>	<i>\$0</i>	<i>\$13,348</i>	<i>\$55,427</i>
<i>Secured Area Operations & Maintenance</i>	<i>\$53,056</i>	<i>\$114,202</i>	<i>\$0</i>	<i>\$40,000</i>	<i>\$207,258</i>
<i>Clubhouse</i>	<i>\$0</i>	<i>\$41,338</i>	<i>\$0</i>	<i>\$34,716</i>	<i>\$76,054</i>
Total Reserves as of 09/30/2019	\$118,015	\$295,364	\$0	\$139,675	\$553,054

FY 2019 Operating and Maintenance Assessments - Allocation Tables

Table 1 - Assessment Allocation - ADMINISTRATIVE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$51.68	\$13,023.18
Townhome - 2H	148	1	148.00	\$82.69	\$12,237.65
Townhome - 2F	146	1	146.00	\$82.69	\$12,072.28
SF 34'	109	1	109.00	\$82.69	\$9,012.86
SF 50'	361	1.25	451.25	\$103.36	\$37,312.43
SF 65'	187	1.25	233.75	\$103.36	\$19,328.05
SF 65' Estada	149	1.25	186.25	\$103.36	\$15,400.42
Retail	140,000	1/1800	77.78	\$6,431.20	\$6,431.20
Office	70,000	1/1800	38.89	\$3,215.60	\$3,215.60
Out Parcels	60,000	1/1200	50.00	\$4,134.34	\$4,134.34
			1598.42		\$132,168.00

Table 2 - Assessment Allocation - OVERALL PROJECT MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$264.51	\$66,656.69
Townhome - 2H	148	1	148.00	\$423.22	\$62,636.13
Townhome - 2F	146	1	146.00	\$423.22	\$61,789.69
SF 34'	109	1	109.00	\$423.22	\$46,130.66
SF 50'	361	1.25	451.25	\$529.02	\$190,976.71
SF 65'	187	1.25	233.75	\$529.02	\$98,926.99
SF 65' Estada	149	1.25	186.25	\$529.02	\$78,824.18
Retail	140,000	1/1800	77.78	\$32,916.88	\$32,916.88
Office	70,000	1/1800	38.89	\$16,458.44	\$16,458.44
Out Parcels	60,000	1/1200	50.00	\$21,160.85	\$21,160.85
			1598.42		\$676,477.23

Table 3 - Assessment Allocation - LINEAR PARKS MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$75.17	\$18,943.73
Townhome - 2H	148	1	148.00	\$120.28	\$17,801.09
Townhome - 2F	146	1	146.00	\$120.28	\$17,560.54
SF 34'	109	1	109.00	\$120.28	\$13,110.26
SF 50'	361	1.25	451.25	\$150.35	\$54,275.29
SF 65'	187	1.25	233.75	\$150.35	\$28,114.90
SF 65' Estada	149	1.25	186.25	\$150.35	\$22,401.71
Retail	140,000	1/1800	77.78	\$9,354.93	\$9,354.93
Office	70,000	1/1800	38.89	\$4,677.46	\$4,677.46
Out Parcels	60,000	1/1200	50.00	\$6,013.88	\$6,013.88
			1598.42		\$192,253.80

FY 2019 Operating and Maintenance Assessments - Allocation Tables

Table 4 - Assessment Allocation- MITIGATION

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	157.50	\$10.87	\$2,739.27
Townhome - 2H	148	1	148.00	\$17.39	\$2,574.05
Townhome - 2F	146	1	146.00	\$17.39	\$2,539.26
SF 34'	109	1	109.00	\$17.39	\$1,895.75
SF 50'	361	1.25	451.25	\$21.74	\$7,848.24
SF 65'	187	1.25	233.75	\$21.74	\$4,065.43
SF 65' Estada	149	1.25	186.25	\$21.74	\$3,239.30
Retail	140,000	1/1800	77.78	\$1,352.73	\$1,352.73
Office	70,000	1/1800	38.89	\$676.36	\$676.36
Out Parcels	60,000	1/1200	50.00	\$869.61	\$869.61
			1598.42		\$27,800.00

Table 5 - Assessment Allocation- LAKES

Product Type	No. of Units / Square Feet*	Acres	Run Off	Weighted Acres	Percentage of Weighted	Rate per Unit	Total
MultiFamily - 2F	252	12.07	90%	10.86	7.48%	\$42.52	\$10,715.14
Townhome - 2H	148	9.17	80%	7.34	5.05%	\$48.91	\$7,238.51
Townhome - 2F	146	9.05	80%	7.24	4.98%	\$48.91	\$7,141.45
SF 34'	109	17.97	75%	13.48	9.28%	\$121.96	\$13,294.05
SF 50'	361	59.57	75%	44.68	30.75%	\$122.08	\$44,069.38
SF 65'	187	30.86	75%	23.15	15.93%	\$122.09	\$22,829.96
SF 65' Estada	149	24.59	75%	18.44	12.69%	\$122.09	\$18,191.47
Retail	140,000	16.18	70%	11.33	7.80%	\$0.08	\$11,174.60
Office	70,000	5.78	70%	4.05	2.78%	\$0.06	\$3,990.93
Out Parcels	60,000	6.77	70%	4.74	3.26%	\$0.08	\$4,674.50
			192.02	145.30	100.00%		\$143,320.00

Table 6 - Assessment Allocation - SECURED AREA OPERATIONS & MAINTENANCE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
MultiFamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	0.00	\$0.00	\$0.00
Townhome - 2F	146	1	0.00	\$0.00	\$0.00
SF 34'	109	1	109.00	\$1,113.97	\$121,422.56
SF 50'	361	1.25	451.25	\$1,392.46	\$502,678.25
SF 65'	187	1.25	233.75	\$1,392.46	\$260,390.12
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	00.00	\$0.00	\$0.00
			794.00		\$884,490.93

FY 2019 Operating and Maintenance Assessments - Allocation Tables

Table 7- Assessment Allocation - CLUBHOUSE

Product Type	No of Units/ Square Feet	ERU/ Unit	Total ERUs	Rate per Unit	Total
Multifamily - 2F	252	0.625	0.00	\$0.00	\$0.00
Townhome - 2H	148	1	148.00	\$340.63	\$50,412.98
Townhome - 2F	146	1	146.00	\$340.63	\$49,731.73
SF 34'	109	1	109.00	\$340.63	\$37,128.48
SF 50'	361	1.25	451.25	\$425.79	\$153,708.51
SF 65'	187	1.25	233.75	\$425.79	\$79,621.86
SF 65' Estada	149	1.25	0.00	\$0.00	\$0.00
Retail	140,000	1/1800	0.00	\$0.00	\$0.00
Office	70,000	1/1800	0.00	\$0.00	\$0.00
Out Parcels	60,000	1/1200	0.00	\$0.00	\$0.00
			1088.00		\$370,603.56

Table 8 - Assessment Summary - Total Assessment Per Unit

Product Type	No of Units/ Square Feet	Total	Rate per Unit	Tax Roll Amount *
MultiFamily - 2F	252	\$112,077	\$444.75	\$473.14
Townhome - 2H	148	\$152,901	\$1,033.12	\$1,099.06
Townhome - 2F	146	\$150,835	\$1,033.12	\$1,099.06
SF 34'	109	\$242,007	\$2,220.24	\$2,361.96
SF 50'	361	\$990,866	\$2,744.78	\$2,919.98
SF 65'	187	\$513,274	\$2,744.78	\$2,919.98
SF 65' Estada	149	\$138,054	\$926.53	\$985.67
Retail	140000	\$61,230.34	\$0.44	\$0.47
Office	70000	\$29,018.80	\$0.41	\$0.44
Out Parcels	60000	\$36,850.84	\$0.61	\$0.65
Total		\$2,427,113.52		

* Includes gross up of 6% for early payment discount (4%) and Broward County collection fees (2%)

Operating and Maintenance Assessment Rates - (Trend Analysis)

Subdivision	Product	No of Units	FY 2015 Rate per Unit*	FY 2016 Rate per Unit*	FY 2017 Rate per Unit*	FY 2018 Rate per Unit*	FY 2019 Rate per Unit*	FY 2019 Total Net
Vista Del Sol	34'	22	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$48,845.38
La Costa	34'	38	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$84,369.28
Capistrano	34'	49	\$2,057.27	\$2,220.24	\$2,220.24	\$2,220.24	\$2,220.24	\$108,791.97
La Costa	50'	79	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$216,837.71
Capistrano	50'	57	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$156,452.53
Corta Bella	50'	49	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$134,494.28
Vista Del Sol	50'	71	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$194,879.46
Bella Terra	50'	74	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$203,113.81
Bella Terra	65'	7	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$19,213.48
Vista Del Sol	65'	143	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$392,503.88
La Costa	65'	37	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$101,556.95
Vista Del Prado	50'	31	\$2,533.61	\$2,744.78	\$2,744.78	\$2,744.78	\$2,744.78	\$85,088.25
Estada	65'	149	\$837.85	\$926.53	\$926.53	\$926.53	\$926.53	\$138,053.59
Minto 2H	TH	146	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$150,834.84
2 F	Multi-Family	252	\$395.89	\$444.75	\$444.75	\$444.75	\$444.75	\$112,077.00
Minto 2F	TH	148	\$956.13	\$1,033.12	\$1,033.12	\$1,033.12	\$1,033.12	\$152,901.18
Total Residential								\$2,300,013.58

Subdivision	Product	Sq Ft.	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Rate per Unit	Total
Retail	Retail	140000	\$0.39	\$0.40	\$0.44	\$0.44	\$0.44	\$61,230.34
Office	Office	70000	\$0.37	\$0.38	\$0.41	\$0.41	\$0.41	\$29,018.80
Out Parcels	Out Parcels	60000	\$0.54	\$0.55	\$0.61	\$0.61	\$0.61	\$36,850.84
Total Commercial								127,099.98

Total Net Assessment \$2,427,113.56

* These amounts are net but will be grossed up 6% to cover early payment discounts and Broward County collection fee.

Monterra
Community Development District

Debt Service Budgets
Fiscal Year 2019

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 151	\$ -	\$ 42	\$ 40	\$ 82	\$ -
Special Assmnts- Tax Collector	409,001	-	30,774	-	30,774	28,341
Special Assmnts- CDD Collected	-	419,250	-	419,250	419,250	394,009
Special Assmnts- Prepayments	-	-	-	155,160	155,160	-
TOTAL REVENUES	409,152	419,250	30,816	574,450	605,266	422,350
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	140,000	150,000	-	150,000	150,000	160,000
Prepayment	-	-	-	155,160	155,160	-
Interest Expense	278,300	270,400	135,300	135,300	270,600	262,350
Total Debt Service	418,300	420,400	135,300	440,460	575,760	422,350
TOTAL EXPENDITURES	418,300	420,400	135,300	440,460	575,760	422,350
Excess (deficiency) of revenues Over (under) expenditures	(9,148)	(1,150)	(104,484)	133,990	29,506	-
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(1,150)	-	-	-	-
TOTAL OTHER SOURCES (USES)	-	(1,150)	-	-	-	-
Net change in fund balance	(9,148)	(1,150)	(104,484)	133,990	29,506	-
FUND BALANCE, BEGINNING	147,731	138,584	138,584	-	138,584	168,090
FUND BALANCE, ENDING	\$ 138,583	\$ 137,434	\$ 34,100	\$ 133,990	\$ 168,090	\$ 168,090

Amortization Schedule
Series 2005A, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	RATE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$4,770,000.00	5.500%	\$131,175.00	\$0.00	
5/1/19	\$4,770,000.00	5.500%	\$131,175.00	\$160,000.00	\$422,350.00
11/1/19	\$4,610,000.00	5.500%	\$126,775.00	\$0.00	
5/1/20	\$4,610,000.00	5.500%	\$126,775.00	\$170,000.00	\$423,550.00
11/1/20	\$4,440,000.00	5.500%	\$122,100.00	\$0.00	
5/1/21	\$4,440,000.00	5.500%	\$122,100.00	\$180,000.00	\$424,200.00
11/1/21	\$4,260,000.00	5.500%	\$117,150.00	\$0.00	
5/1/22	\$4,260,000.00	5.500%	\$117,150.00	\$190,000.00	\$424,300.00
11/1/22	\$4,070,000.00	5.500%	\$111,925.00	\$0.00	
5/1/23	\$4,070,000.00	5.500%	\$111,925.00	\$200,000.00	\$423,850.00
11/1/23	\$3,870,000.00	5.500%	\$106,425.00	\$0.00	
5/1/24	\$3,870,000.00	5.500%	\$106,425.00	\$210,000.00	\$422,850.00
11/1/24	\$3,660,000.00	5.500%	\$100,650.00	\$0.00	
5/1/25	\$3,660,000.00	5.500%	\$100,650.00	\$220,000.00	\$421,300.00
11/1/25	\$3,440,000.00	5.500%	\$94,600.00	\$0.00	
5/1/26	\$3,440,000.00	5.500%	\$94,600.00	\$235,000.00	\$424,200.00
11/1/26	\$3,205,000.00	5.500%	\$88,137.50	\$0.00	
5/1/27	\$3,205,000.00	5.500%	\$88,137.50	\$245,000.00	\$421,275.00
11/1/27	\$2,960,000.00	5.500%	\$81,400.00	\$0.00	
5/1/28	\$2,960,000.00	5.500%	\$81,400.00	\$260,000.00	\$422,800.00
11/1/28	\$2,700,000.00	5.500%	\$74,250.00	\$0.00	
5/1/29	\$2,700,000.00	5.500%	\$74,250.00	\$275,000.00	\$423,500.00
11/1/29	\$2,425,000.00	5.500%	\$66,687.50	\$0.00	
5/1/30	\$2,425,000.00	5.500%	\$66,687.50	\$290,000.00	\$423,375.00
11/1/30	\$2,135,000.00	5.500%	\$58,712.50	\$0.00	
5/1/31	\$2,135,000.00	5.500%	\$58,712.50	\$310,000.00	\$427,425.00
11/1/31	\$1,825,000.00	5.500%	\$50,187.50	\$0.00	
5/1/32	\$1,825,000.00	5.500%	\$50,187.50	\$325,000.00	\$425,375.00
11/1/32	\$1,500,000.00	5.500%	\$41,250.00	\$0.00	
5/1/33	\$1,500,000.00	5.500%	\$41,250.00	\$345,000.00	\$427,500.00
11/1/33	\$1,155,000.00	5.500%	\$31,762.50	\$0.00	
5/1/34	\$1,155,000.00	5.500%	\$31,762.50	\$365,000.00	\$428,525.00
11/1/34	\$790,000.00	5.500%	\$21,725.00	\$0.00	
5/1/35	\$790,000.00	5.500%	\$21,725.00	\$385,000.00	\$428,450.00
11/1/35	\$405,000.00	5.500%	\$11,137.50	\$0.00	
5/1/36	\$405,000.00	5.500%	\$11,137.50	\$405,000.00	\$427,275.00
Total			\$2,872,100.00	\$4,770,000.00	\$7,642,100.00

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2019 Proposed Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2017	ADOPTED BUDGET FY 2018	ACTUAL THRU APR-2018	PROJECTED MAY - SEP-2018	TOTAL PROJECTED FY 2018	ANNUAL BUDGET FY 2019
REVENUES						
Interest - Investments	\$ 3,505	\$ -	\$ 926	\$ 900	\$ 1,826	\$ -
Interest - Tax Collector	-	-	347	50	397	-
Special Assmnts- Tax Collector	1,017,486	1,010,562	987,154	23,408	1,010,562	1,010,562
TOTAL REVENUES	1,020,991	1,010,562	988,427	24,358	1,012,785	1,010,562
EXPENDITURES						
<i>Debt Service</i>						
Principal Debt Retirement	570,000	580,000	-	580,000	580,000	590,000
Interest Expense	446,813	435,413	217,706	217,706	435,412	423,813
Total Debt Service	1,016,813	1,015,413	217,706	797,706	1,015,412	1,013,813
TOTAL EXPENDITURES	1,016,813	1,015,413	217,706	797,706	1,015,412	1,013,813
Excess (deficiency) of revenues Over (under) expenditures	4,178	(4,851)	770,721	(773,348)	(2,627)	(3,251)
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance	-	(4,851)	-	-	-	(3,251)
TOTAL OTHER SOURCES (USES)	-	(4,851)	-	-	-	(3,251)
Net change in fund balance	4,178	(4,851)	770,721	(773,348)	(2,627)	(3,251)
FUND BALANCE, BEGINNING	-	492,154	492,154	-	492,154	489,527
FUND BALANCE, ENDING	\$ 492,154	\$ 487,303	\$ 1,262,875	\$ (773,348)	\$ 489,527	\$ 486,276

Amortization Schedule
Series 2015, Special Assessment Revenue Bonds

DATE	PRINCIPAL BALANCE	INTEREST	PRINCIPAL	TOTAL
11/1/18	\$13,135,000	\$211,906	\$0	
5/1/19	\$13,135,000	\$211,906	\$590,000	\$1,013,813
11/1/19	\$12,545,000	\$206,006	\$0	
5/1/20	\$12,545,000	\$206,006	\$605,000	\$1,017,013
11/1/20	\$11,940,000	\$199,200	\$0	
5/1/21	\$11,940,000	\$199,200	\$620,000	\$1,018,400
11/1/21	\$11,320,000	\$192,225	\$0	
5/1/22	\$11,320,000	\$192,225	\$635,000	\$1,019,450
11/1/22	\$10,685,000	\$184,288	\$0	
5/1/23	\$10,685,000	\$184,288	\$650,000	\$1,018,575
11/1/23	\$10,035,000	\$175,350	\$0	
5/1/24	\$10,035,000	\$175,350	\$670,000	\$1,020,700
11/1/24	\$9,365,000	\$166,138	\$0	
5/1/25	\$9,365,000	\$166,138	\$685,000	\$1,017,275
11/1/25	\$8,680,000	\$156,291	\$0	
5/1/26	\$8,680,000	\$156,291	\$710,000	\$1,022,581
11/1/26	\$7,970,000	\$145,641	\$0	
5/1/27	\$7,970,000	\$145,641	\$730,000	\$1,021,281
11/1/27	\$7,240,000	\$134,691	\$0	
5/1/28	\$7,240,000	\$134,691	\$755,000	\$1,024,381
11/1/28	\$6,485,000	\$121,950	\$0	
5/1/29	\$6,485,000	\$121,950	\$780,000	\$1,023,900
11/1/29	\$5,705,000	\$108,788	\$0	
5/1/30	\$5,705,000	\$108,788	\$805,000	\$1,022,575
11/1/30	\$4,900,000	\$95,203	\$0	
5/1/31	\$4,900,000	\$95,203	\$835,000	\$1,025,406
11/1/31	\$4,065,000	\$81,113	\$0	
5/1/32	\$4,065,000	\$81,113	\$865,000	\$1,027,225
11/1/32	\$3,200,000	\$65,975	\$0	
5/1/33	\$3,200,000	\$65,975	\$895,000	\$1,026,950
11/1/33	\$2,305,000	\$50,313	\$0	
5/1/34	\$2,305,000	\$50,313	\$925,000	\$1,025,625
11/1/34	\$1,380,000	\$34,125	\$0	
5/1/35	\$1,380,000	\$34,125	\$960,000	\$1,028,250
11/1/35	\$420,000	\$17,325	\$0	
5/1/36	\$420,000	\$17,325	\$420,000	\$454,650
		\$4,693,050	\$13,135,000	\$17,828,050

Monterra
Community Development District

Supporting Budget Schedule
Fiscal Year 2019

MONTERRA

Community Development District

Assessment Summary - Total Assessment Per Unit (With Debt)

Product Type	Product Code	No of Units/ Sq Ft.	O&M* Rate per Unit	2015 DS* Rate per Unit	2005 DS* Rate per Unit	Gross Total Per Unit
Multifamily	MR	252	\$473.14	\$0.00	\$0.00	\$473.14
Townhome	MZ	148	\$1,099.06	\$506.09	\$0.00	\$1,605.15
Townhome	MS	146	\$1,099.06	\$534.81	\$0.00	\$1,633.87
SF 34' La Costa	MU	38	\$2,361.96	\$643.52	\$0.00	\$3,005.48
SF 34'	MT	71	\$2,361.96	\$772.22	\$0.00	\$3,134.18
SF 50' Bella Terra	MW	60	\$2,919.98	\$900.93	\$0.00	\$3,820.91
SF 50'	MV	301	\$2,919.98	\$1,029.63	\$0.00	\$3,949.61
SF 65'	MX	187	\$2,919.98	\$1,287.03	\$0.00	\$4,207.01
SF 65' Estada	MY	149	\$985.67	\$1,623.72	\$0.00	\$2,609.39
Retail		140,000	\$0.47	\$0.00	\$1.81	\$2.28
Office		70,000	\$0.44	\$0.00	\$1.53	\$1.97
Out Parcels		60,000	\$0.65	\$0.00	\$2.01	\$2.66